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SPECIAL FOCUS

Property Hotspots Along The Klang Valley Integrated Lines

Tropicana 218 Macalister, Penang A Vibrant Revival



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HOTEL • F&B • RETAIL • NEO SUITES • RESIDENCES



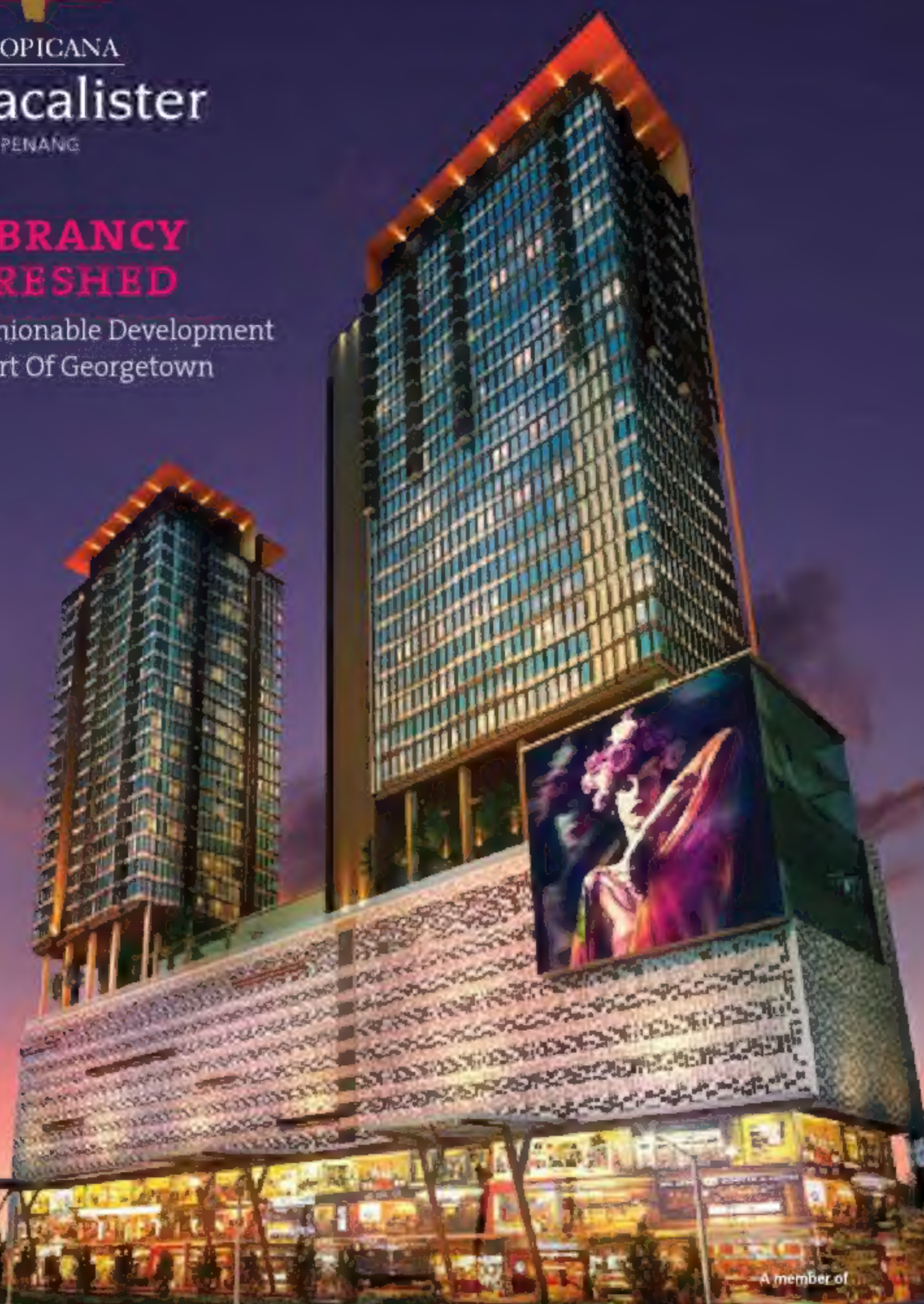
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218 Macalister

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artist's impression



Actual view from Tropicana 218 Macalister site

A Perfect Encapsulation of Penang

Tropicana 218 Macalister walks the fine line between modernity and character. It is a new and exciting mixed development that has components such as neo suites, serviced residences, retail shops, F&B and an international brand hotel that adds colour and vibrancy to the Macalister Road. It also features a historic refurbished mansion that commemorates the annals of Penang's past. Each of these components are illustrated by local artists in their very own way, presenting a unique identity to this fashionable yet rich-in-character development.

Poised to refresh the vibrancy of Macalister Road in the heart of Georgetown, this electrifying new development is destined to elevate the atmosphere, adding energy, dynamism and culture to the fabric of Penang.



WHY TROPICANA 218 MACALISTER

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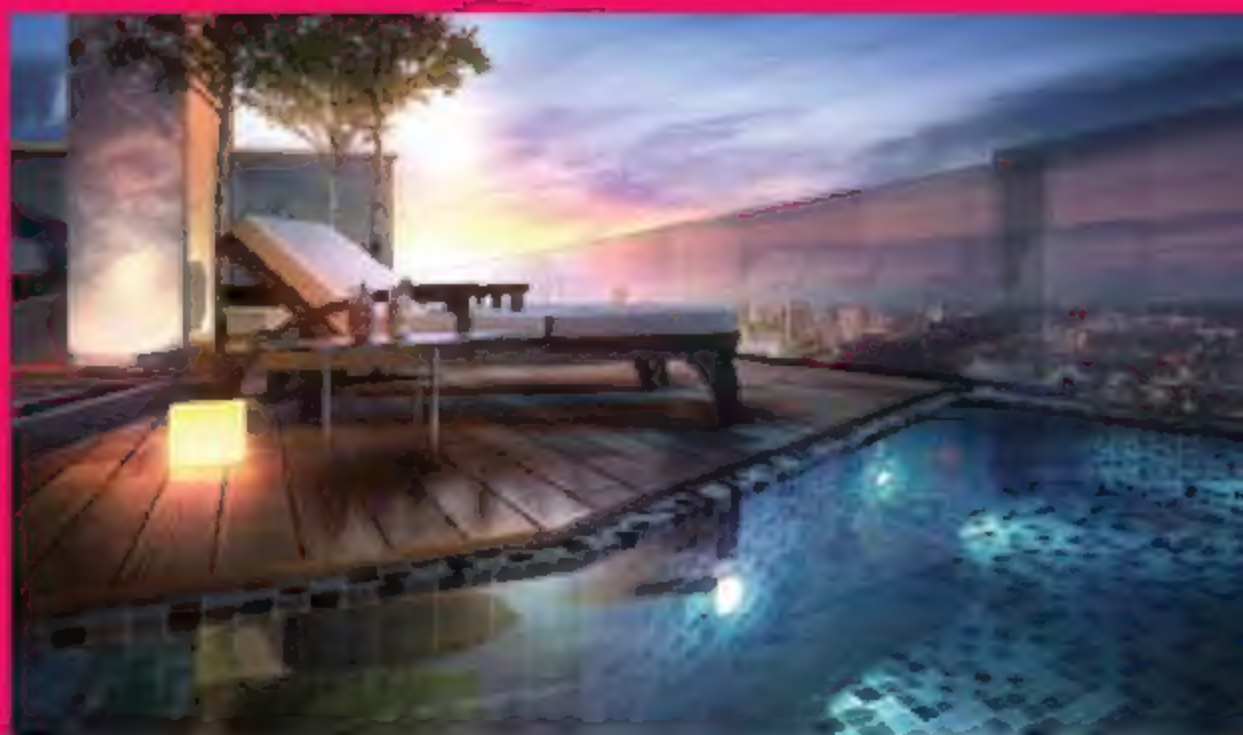




The upcoming Neo Suites are designed for greater flexibility for the young professionals to live, work and play, giving convenience and adaptability that is ideal for modern businesses. All Neo Suites are open to either a sea view or a city view.

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CEO'S FOREWORD



INSIGHTS FROM OUR ASIA CONSUMER SENTIMENT SURVEY REPORT

We are pleased to share with you the findings of the fourth iProperty.com Asia Property Sentiment Survey. The findings reveal sentiments for the second half of 2013.

Attracting close to 30,000 respondents from our market leading property portals in Malaysia, Indonesia, Hong Kong and Singapore, the survey findings provided us with valuable insights into how consumers in Asia perceive the property market.

Investment activities in other Asia Pacific markets were mixed as government cooling measures in Malaysia, Singapore and Hong Kong took effect. While quarter on quarter volumes were down in a number of markets across the region, the overall growth over the half year was positive compared to the first half of 2012, maintaining a positive outlook for the remainder of 2013.

Affordability continues to be a major concern amongst respondents in all countries. As the highly awaited 13th general elections have past, there seems to be more positivity in the Malaysian property market. The wait-and-observe stance that was observed six months ago is slowly dissipating. It is anticipated that continued high liquidity, additional public expenditure on infrastructure and renewed confidence are set to bring residential property values to new heights.

Read more about other key findings on the report on page 16.

Also, in this issue, we explore property hotspots along the Klang Valley integrated lines. We spoke to industry experts and asked them to share their views on the matter.

We hope that you find the report valuable in helping you gauge the sentiments of the property market.

Happy reading!

Sincerely

Shaun Di Gregorio
Chief Executive Officer
The iProperty Group

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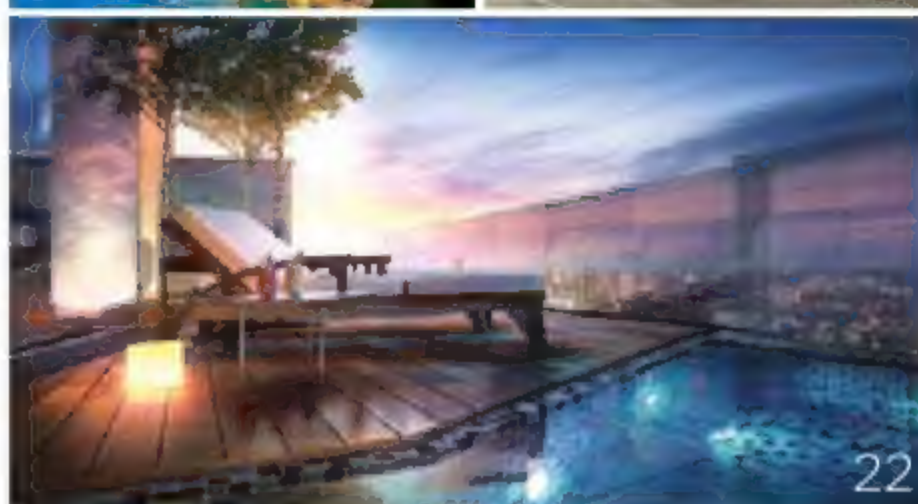
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A vibrant revival



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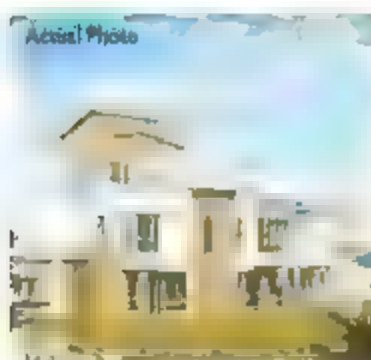
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Tropicana Gardens

MBT 1994

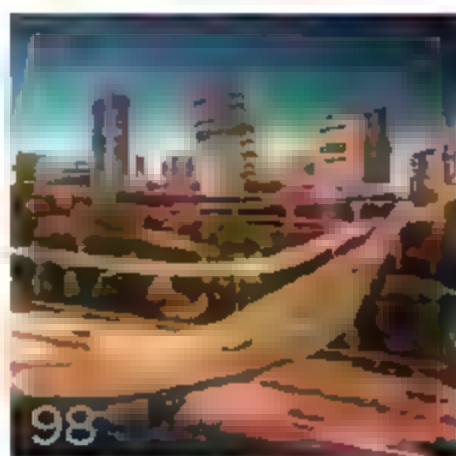


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A Strategic Investment in Bukit Bintang - The New Growth Centre of KL's CBD

It is now the perfect time to invest in prime Kuala Lumpur's CBD. With the Malaysian government's Economic Transformation initiatives such as the MRT project, the Tun Razak Exchange (TRX) financial district and the iconic 100-storey Warisan Merdeka in the pipeline, Bukit Bintang and its periphery are slated for a fast-tracked growth.

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30% of Malaysians plan to buy a local property within the next 6-12 months



76% of Malaysians plan to invest in overseas property within the next 2 years or more



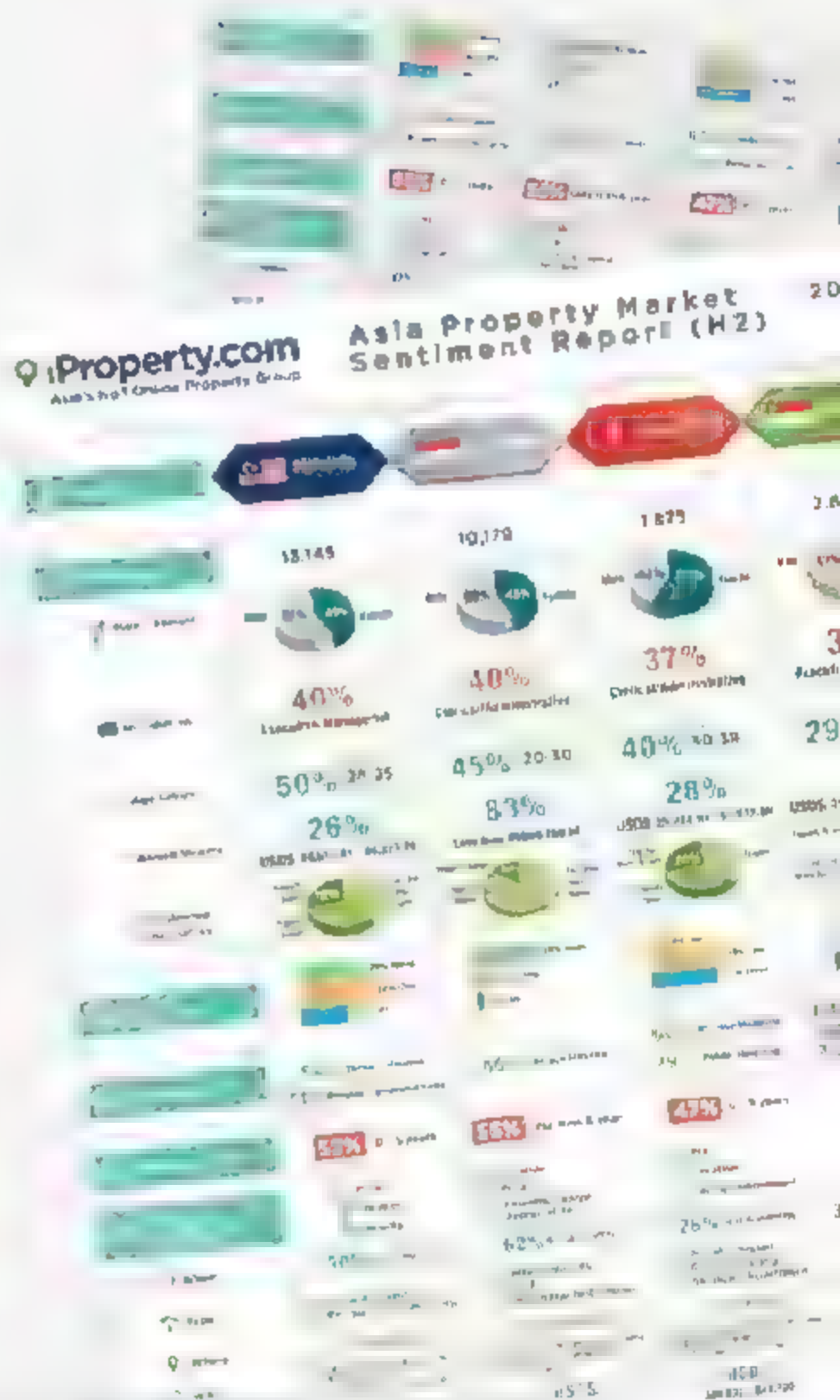
89% of males and **88%** of females search for property news and information on iProperty.com and **65-69%** of them found their desired property with us!

Find out more about what **13,145** Malaysians think about the property market

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Asia Property Market Sentiment Report (H2)

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COUNTRY GARDEN DANGA BAY'S GRAND OPENING A HUGE SUCCESS

Country Garden Holdings Co Ltd (CGH) celebrated the grand opening of Country Garden Danga Bay on the 11th August 2013 at the waterfront of Johor Bahru. As a result of the successful launch, CGH's 10 years of experience in real estate development in Malaysia has been proven successful. 5-Star Living is the new trend.

Thousands gathered at the event, which was graced by Sultan Ibrahim ibni Almarhum Sultan Iskandar, the Sultan of Johor.

The entire 251,000 sq ft Country Garden Danga Bay is now available everywhere, from the family and friends who've been waiting for the new project to the first time buyers. The event was held at the Bay Street, a long and wide road that is very friendly to the many cars. The event was held in a green lawn with many Singaporean artists and received an overwhelming response.

At night, the spectacular fireworks show over the green sea welcomed the new Country Garden Danga Bay. The event was a huge success, with the RM15 million mark in total revenue and more than 5,000 visitors had been welcomed.



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TOP 40 UNDER 40

Each year we salute young dynamic Malaysians below the age of 40 who have demonstrated vision, determination, persistence, excellence and achieved success in their chosen field. They may be captains of industries, leaders of enterprises and paragons of influence in their communities. They are the young men and women whom we want to celebrate. As we gear up for the 2013 edition, here's a look at the judges who will be making the ultimate decision.

The awards ceremony will be held at Aloft Kuala Lumpur Sentral on September 27, 2013. Visit www.facebook.com/prestigemalaysia for more exciting details.

CREATIVE AWARD

This award honours the individual who has achieved excellence in the creative field.

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This award honours the most outstanding entrepreneur.

INNOVATION AWARD

This award honours the individual who is proven to be both a forward thinker and an innovator.

TALENT AWARD

This award honours the individual who has achieved excellence in the sporting field.

RHB EXCELLENCE AWARD

This award honours the individual who best represents the RHB spirit of PRIDE, Professionalism, Respect, Integrity, Dynamic and Excellence.

PEOPLE'S CHOICE AWARD

This award is given to the individual with the highest number of votes from the shortlisted candidates. Cast your vote between September 20 - 25, 2013 on our Facebook page www.facebook.com/PrestigeMalaysia.

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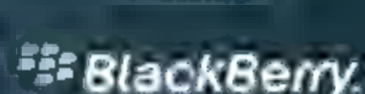
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A BRAND NEW LOOK FOR KLANG PARADE SOON

The Klang Parade, a well-known shopping and dining hub in Klang, Selangor, is set to undergo a major renovation project. The project, which is being undertaken by the Klang Parade Management Corporation, aims to give the mall a fresh look and improve its facilities. The renovation is expected to be completed by the end of 2013. The Klang Parade Management Corporation is a subsidiary of the Klang Parade Development Corporation, which is a joint venture between the Klang Parade Management Corporation and the Klang Parade Development Corporation.

The Klang Parade is a well-known shopping and dining hub in Klang, Selangor. It is a large shopping mall that has been a popular destination for shoppers and diners for many years. The Klang Parade is located in the heart of Klang, which is a major industrial and commercial hub in the Klang Valley. The Klang Parade is a well-known shopping and dining hub in Klang, Selangor. It is a large shopping mall that has been a popular destination for shoppers and diners for many years. The Klang Parade is located in the heart of Klang, which is a major industrial and commercial hub in the Klang Valley.

LBS BINA GROUP LAUNCHES EMERALD GARDEN

LBS Bina Group Berhad recently launched its latest affordable development, Emerald Garden in Batu Pahat, Johor. The development is in line with LBS' target to provide 2,300 units of affordable homes for 2013 in support of the Government's call to increase home ownership among Malaysians.



Emerald Garden offers a total of 166 units of single-storey terrace homes located in the developing township of Bandar Putera Indah, Batu Pahat. The homes have a gross built-up area of 1,519 sq ft with a comfortable four-bedroom, two-bathroom layout.

The development's unique features include high ceilings, a fully covered roof over the tiled porch area and large main gates which create ample parking space for up to two cars. Furthermore, the seven feet of additional land at the rear of the house will benefit homeowners looking to utilise the space for outdoor storage or gardening.

Spanning 14.908 acres, Emerald Garden has a development value of RM42 million. Due to be completed in June 2015, the development has nearby amenities like mini markets, eateries, clinics, a post office, motor and auto service centres, schools, a police station, a petrol station and a mosque for increased convenience.



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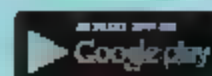
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iPROPERTY.COM ASIA PROPERTY MARKET SENTIMENT REPORT: 2H 2013

The fourth iProperty.com Asia Property Market Sentiment Report 2013 reveals that affordability still remains a top concern among Malaysians.

In the fourth iProperty.com Asia Property Market Sentiment Report 2013 survey, respondents in Malaysia (iProperty.com.my), Indonesia (Rumah123.com and rumahdanproperti.com), Hong Kong (GoHome.com.hk) and Singapore (Property.com.sg) shared their interests, preferences and motivations in buying property.

This survey which was conducted over a one-month period (3rd June - 2nd July 2013) across our market-leading network of property portals gathered close to 30,000 respondents, our highest collection of respondents to-date. The survey report revealed a number of interesting findings in the second half of 2013 while comparing consumer sentiments on the property market six months ago.

In Malaysia, a total of 13,114 people responded to the online survey. The responses were taken from three collection methods: a Facebook post, a pop-up invite and a web link.

SOME KEY FINDINGS IN MALAYSIA

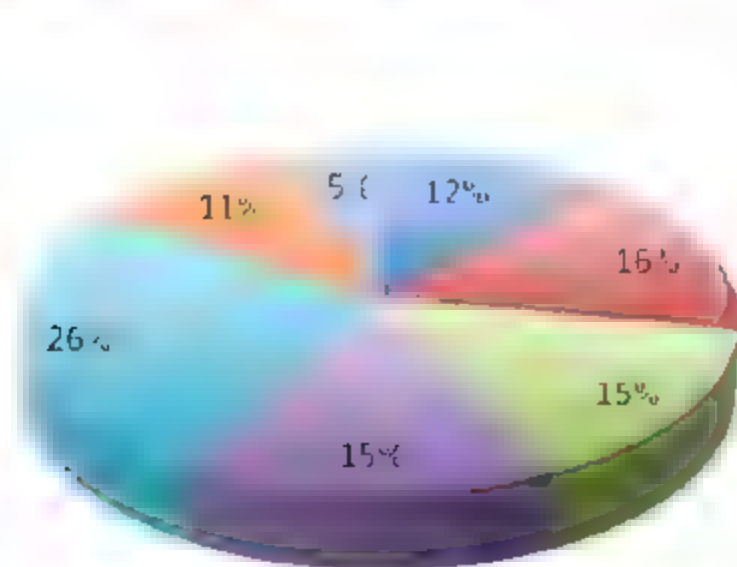
Consultants foresee good prospects for property in the second half of 2013, and Malaysia is expected to have the lowest property prices in Southeast Asia on a per sq ft basis. According to the valuation and property condition assessment, house prices in KL are the most expensive compared to other cities - with an average price of MYR497,535 and followed by Sabah and Selangor, where the average price is MYR372,499.

As demand are expected to increase, indicated close to high-end projects such as MRT, LRT and KTM Komuter.

Annual household income (Chart 1)

The survey reported the same findings as the previous one for annual household income. About a quarter (26%) of respondents are from the mid- to upper-middle income group of MYR80,001 to MYR160,000, while 11% belong to the

Annual household income (Chart 1)



Below MYR 30,000

MYR30,001 – MYR45,000

MYR45,001 – MYR60,000

MYR60,001 – MYR80,000

MYR80,001 – MYR160,000

MYR160,001 – MYR320,000

Above MYR320,000

middle-income group of MYR60,001 to MYR80,000. More than half of the respondents are from the low- and middle-income group.

Intention to purchase newly developed property (Chart 2)

84% of respondents plan to purchase property that is newly developed, and 80% picked Klang Valley as their preferred purchase location. This suggests that respondents are property purchasers who would target locations that they are familiar with.

Number of properties owned (Chart 3)

Thirty-two percent of respondents own a property and 21% have 2 properties.

Almost a third of respondents are first-time homebuyers, which might indicate increased interest in the government's iMalaysia Housing Programme (PRIMA) and My First Home Scheme.

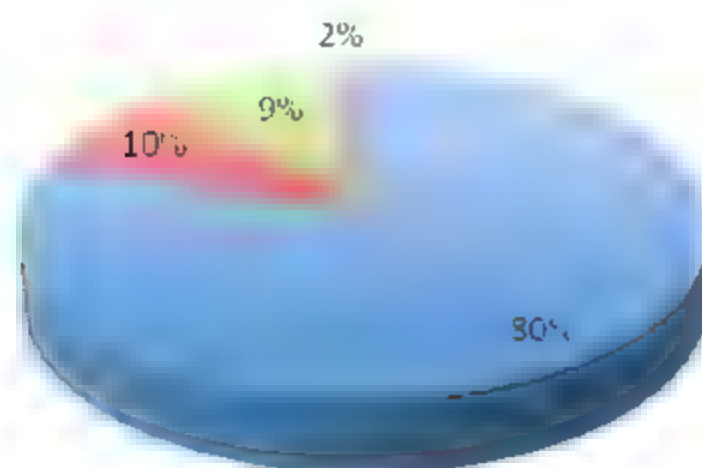
Types of properties owned (Chart 4)

Most respondents currently own either terrace houses or private condominiums / serviced apartments.

Post general election 2013

The much-anticipated general election is over and the property market seems poised for more activity. It is expected to ease pent-up demand among local property investors and homebuyers and this is indicated in this survey.

Where they plan to buy (Chart 2)



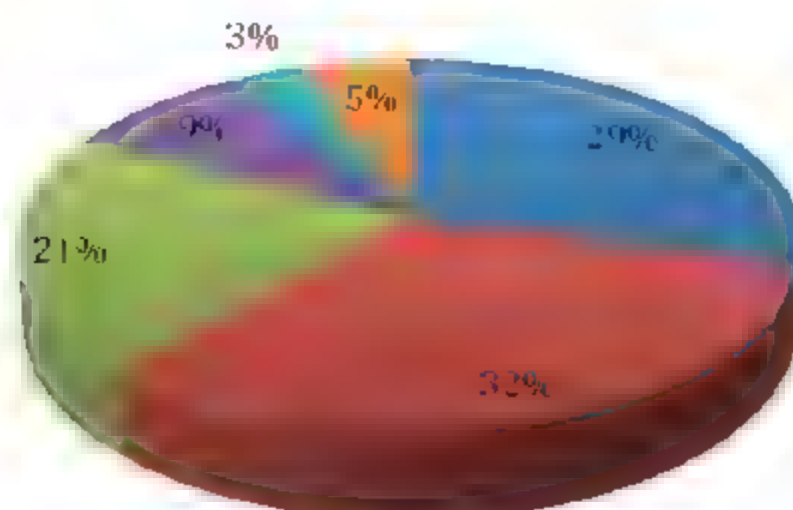
■ Klang Valley (Kuala Lumpur, Selangor, Putrajaya)

■ Northern Malaysia (Penang, Kedah, Kelantan, Perak, Perlis, Pahang, Terengganu)

■ Southern Malaysia (Johor, Malacca, Negeri Sembilan)

■ East Malaysia (Sabah, Sarawak, Labuan)

Number of properties owned (Chart 3)



■ None

■ 1

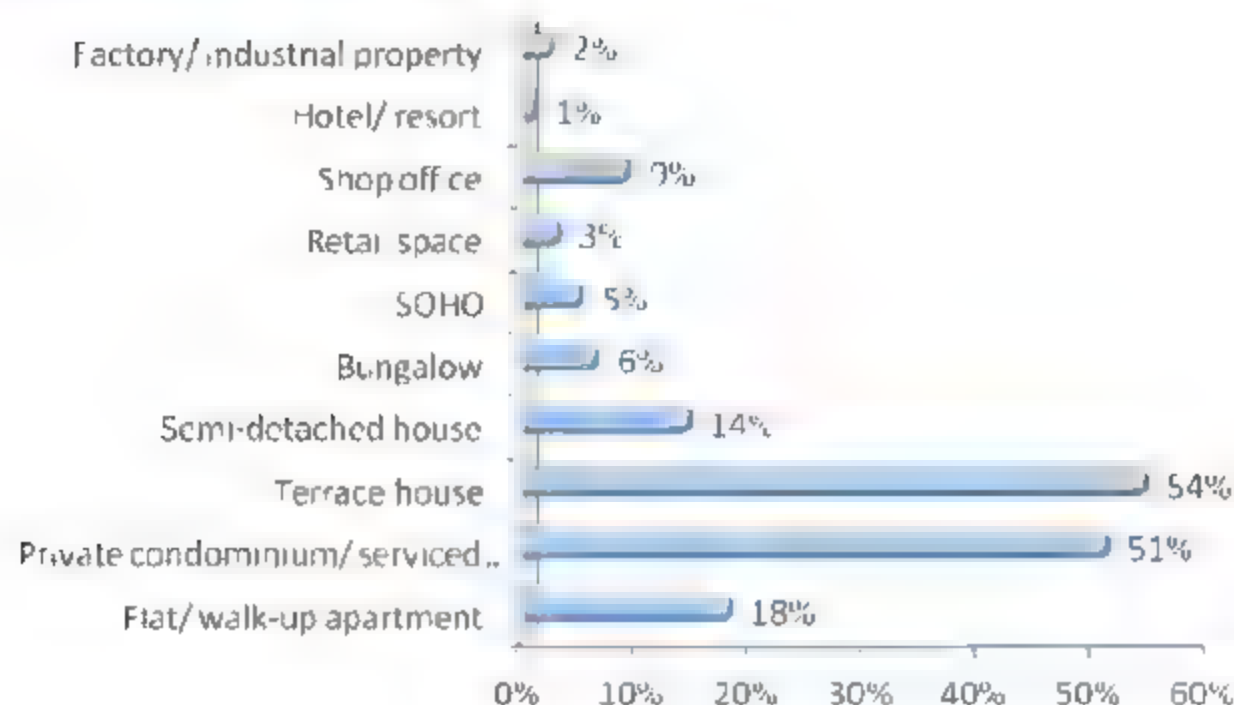
■ 2

■ 3

■ 4

■ More than 4

Types of properties owned (Chart 4)



When do they intend to purchase property? (Chart 5)

There is an increase of those looking to buy a property within the next 6 months from 24% to 28%. Those looking to buy a property in the next 6 to 12 months also increased from 28% to 30%.

Location, price and security

The top three considerations when purchasing a property are location, price and security. Last year, it was location, price and size. Size is not featured in the top five factors in this survey. Location and price are interlinked as always, and with the increasing crime reports in Malaysia's social media, it is inevitable that respondents are putting security as one of the key priorities, be it for the safety of their own family, to ensure maintained interest in intended properties or ensure consistent demand from renters.

Residential property market

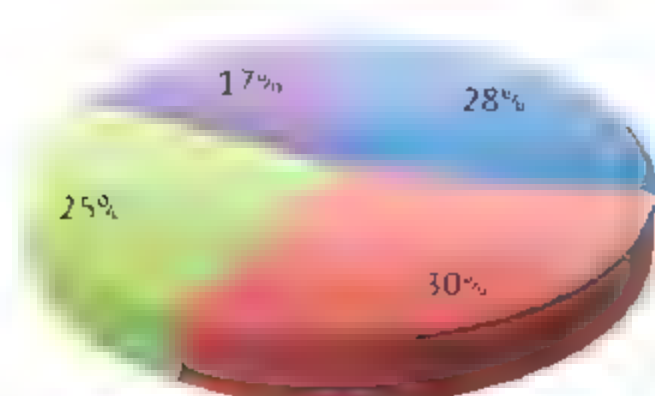
The residential property market in 2013 remains relatively bullish as the country's population grows and rate of urbanisation continue to escalate. The Malaysian housing market remains strong post-election, and is expected to rise 10% to 15% this year.

Budget to purchase property (Chart 6)

32% of respondents' budget is MYR350,000 and below, while 35% would spend between MYR350,001 to MYR500,000.

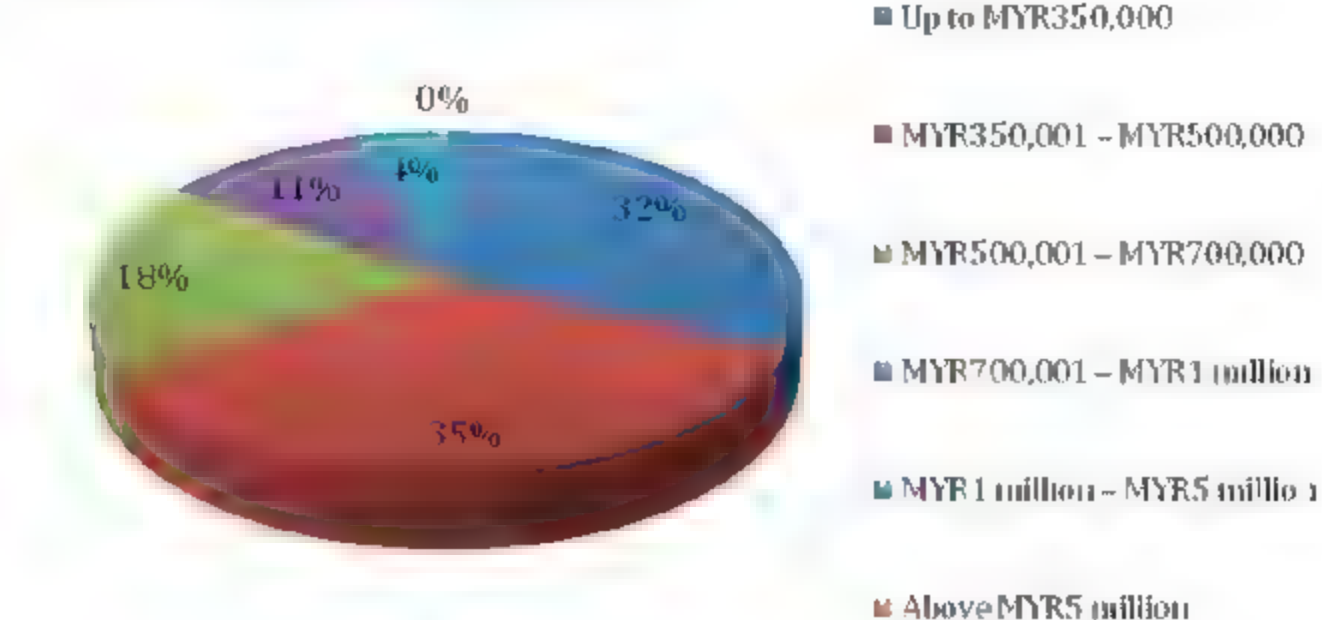
On the surface, it would seem that the government's My First Home Scheme and PRIMA could assist respondents in the lower- to middle-income bracket purchase properties valued between MYR100,000 and MYR400,000, which coincidentally is most respondents' selected budget range in this survey.

When do they intend to purchase property? (Chart 5)



- Within the next 6 months
- 6-12 months from now
- 1-2 years from now
- At least 2 years or more from now

Budget to purchase property (Chart 6)



Sentiments: Affordability and increasing property prices are major concerns

Shedding further light on the survey findings, Property Group CEO Shaun D. Gregorio said that despite the various cooling measures introduced in Malaysia, soaring property prices continue to remain a major concern amongst respondents.

In line with the projection of increasing property prices, there is a jump from the already high 69% from the previous survey to 77% of respondents who are concerned about owning and/or investing in properties. Only 10% of respondents are concerned with home financing policies and current interest rates.

Most respondents (42%) feel that property transactions will not pick up in the next six months. However, in a rather contradictory fashion, 41% of respondents answered that the current economic and political climate is conducive for property investment. With the general elections over, it is pertinent to note that more than a third (37%) are unsure of how it will all pan out for the rest of 2013.

On an affordability scale of 1 (very affordable) to 10 (not affordable at all), the respondents chose an average of 7. Respondents also feel that there will be an overall increase in price across the board, ranging from commercial to residential properties, despite the introduction of My First Home Scheme and PR1MA. This might be because even though My First Home Scheme aims to assist Malaysians purchase properties valued between MYR100,000 and MYR400,000, most properties where

the respondents are based (Klang Valley) are easily priced above MYR500,000, especially in established and popular areas.

Respondents selected three areas to be the next investment hotspots in Selangor – PJ, Ara Damansara and Puchong (tied at second place) and Shah Alam. Outside Selangor, respondents picked Iskandar Malaysia over Penang, a switch from the previous survey – Iskandar Malaysia, Johor, Georgetown, Penang and Nusajaya, Johor.

The survey shows that the MRT project has had an effect on most respondents' (59%) property prices. A senior local property consultant and a member of the Board of Valuers, Appraisals and Estate Agents Malaysia said that value of property along the MRT route would appreciate 15% to 25% depending on the location to the stations.

What do respondents want?

Respondents seem to be looking for better home financing policies and interest rates to combat the rising cost of home ownership. The top five policies respondents would like to see implemented are as follows:

1. Better home financing policies and interest rates
2. Better protection for property buyers and investors
3. Stricter penalties on errant developers
4. Lower stamp duty rates
5. Abolishment of real property gains tax

The full survey findings can be downloaded directly from www.iproperty.com.my



If you are wondering how half of 2013 slid by in the blink of an eye with all the resolutions of refreshing your home and revamping your lifestyle unaccomplished - fret not, there is a quick fix to putting a spring back into your step

Most of us have a vision of how we want our home to look, but it's often the clutter and disorganization that get in the way of achieving it.

STORAGE, STORAGE, STORAGE

A lot of us want to make our homes more functional and efficient, but we often don't know where to start. The good news is that there are many ways to make your home more organized and functional.



One of the most common ways to organize your home is by using storage bins. These bins can be used to store anything from clothes to toys to kitchen supplies. They are a great way to keep your home organized and clutter-free. Another way to organize your home is by using shelves. Shelves can be used to store books, decorative items, or even kitchenware. They are a great way to keep your home organized and clutter-free. Finally, another way to organize your home is by using drawers. Drawers can be used to store anything from clothes to tools to kitchen supplies. They are a great way to keep your home organized and clutter-free.

And don't forget to use your closet. If you have a closet, it's a great place to store your clothes, shoes, and accessories. You can use hangers, shelves, and drawers to keep your closet organized and clutter-free. By using these storage solutions, you can make your home more organized and functional. So, if you're looking for a quick fix to putting a spring back into your step, these are the solutions you need.



that can be used to turn these corners
place without resorting to the use of
the cornering technique. The first step is to
turn these corners. The second step is to
place without resorting to the use of
the cornering technique. The third step is to
turn these corners.

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ACCESSORIES ARE YOUR BEST FRIENDS

[illegible]

These offerings and a lot more can be found at SignatureKitchen.com. Don't forget to stop into one of Signature Kitchen Showrooms and allow their friendly service personnel to introduce to you the wide range of items that could potentially make your home a lot more interesting and reflect your passion for living and socializing.

This article is brought to you by
 Frontiers in Psychology. For more information
 contact frontiersin.org

1. A person who is a member of a group of people, especially a political party, is a member of the group. A person who is a member of a group of people, especially a political party, is a member of the group.
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TROPICANA 218 MACALISTER, PENANG: A VIBRANT REVIVAL

The overall design and layout of Tropicana 218 Macalister, Penang embraces contemporary lifestyle living in a town setting



A THRIVING REAL ESTATE MARKET

Penang offers a perfect blend of history and progress. It is a place where the rich heritage of the island meets the modernity of the 21st century. The island's strategic location, combined with its vibrant culture and scenic beauty, has made it a prime destination for real estate investment. Hence, it is no surprise that Penang has been named as Malaysia's most livable city for the second year in a row by Global Living Index. An international leader in real estate, its aptly titled 'Tropicana' is the eighth best place to live in the world according to a popular website in America.

The island's real estate market is a vibrant one, with a wide range of properties available for sale or rent.

From luxurious mansions to affordable apartments, the island offers a wide range of real estate options. The island's real estate market is a vibrant one, with a wide range of properties available for sale or rent. The island's real estate market is a vibrant one, with a wide range of properties available for sale or rent. The island's real estate market is a vibrant one, with a wide range of properties available for sale or rent.

Economists at the Ministry of Government
the present situation of
development with the process of
Broughton in the 1980s
Regional development

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**IN THE HEART OF GEORGE TOWN'S
BUSINESS DISTRICT**

Tropicana 218

- χ^2 [χ^2 test]
- $\chi^2 = \sum_{i=1}^n \frac{(O_i - E_i)^2}{E_i}$
- O_i = observed frequency
- E_i = expected frequency
- χ^2 = χ^2 test

- Carey's Gnatcatcher
- Indigo Bunting

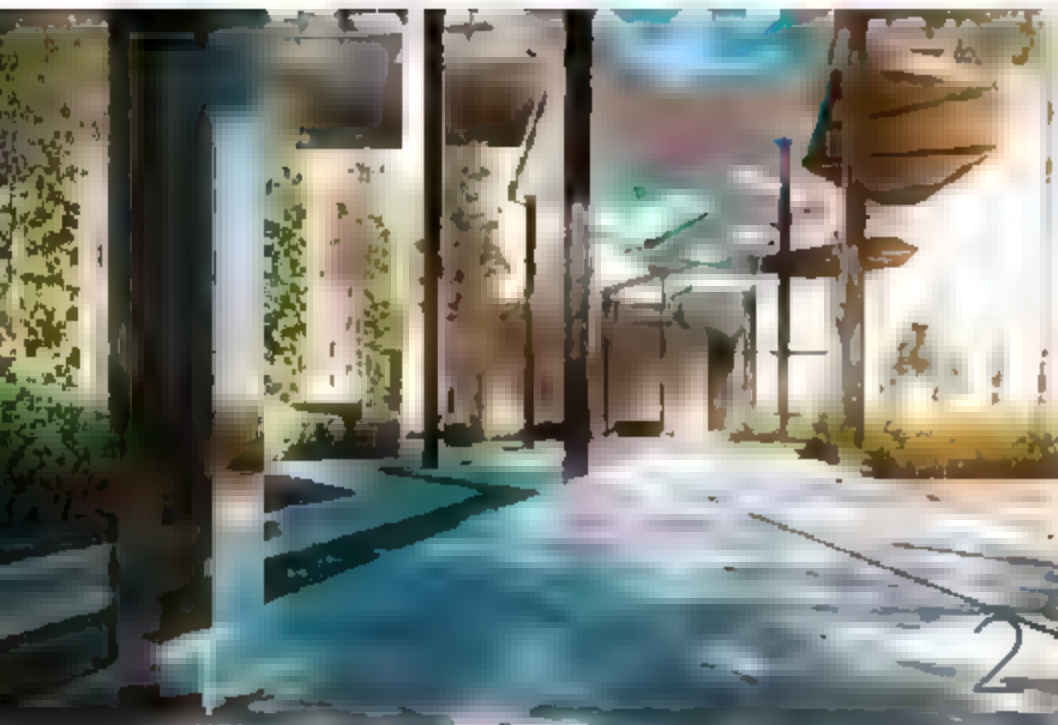
Präzedenzfall und zu klären, ob
keine andere Möglichkeit besteht, die
sich als eine andere Weise zu betreiben,
zu betreiben.

For the first time, a study has shown that the use of a computer program to help students learn to read can be effective. The study, which was conducted by researchers at the University of California, San Diego, found that students who used the program for 10 weeks showed significant improvement in reading skills compared to those who did not. The program, called "Reading Mastery," is designed to help students learn to read by providing them with a series of exercises that focus on the sounds and meanings of words. The study also found that the program was most effective for students who were struggling to learn to read.

The project includes the development of a new 100 ft and the installation of the related facilities at the site. The commercial building will include

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- Chang room and sauna
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4

A HUB OF ACTIVITY

Penang's vibrant economy has drawn to government a large entertainment, food, education and medical hub, and Tru and Z & M Malaysia are more poised to this race of ports. The six-storey, fast-track development is strategically placed, close to a range of excellent and modern amenities including shopping malls, entertainment centres, international schools and a generous selection of easy-convenience.

For a complete guide to the region and some of the best, visit 421888.com.

By Z & M Malaysia, Tru and Z & M Malaysia, for details.

BUILDER OF STERLING RECORDS

Tru and Z & M Malaysia, one of Tru and Z & M Malaysia's best-selling properties, has been introduced to a high commercial and residential area. The Group recently embarked on a major expansion to

He left in 1937, for Federal Works Corp.
Training and Employment Center for
and Training Center for Employment
Training Center for Employment, John
Training Center for Employment and
Training Center for Employment

The results of the analysis of the data from the 1990s are presented in Table 1. The results show that the mean age of the respondents was 45.5 years, with a range from 18 to 75 years. The majority of the respondents were male (68.5%), and the majority were married (65.5%). The majority of the respondents were employed (65.5%), and the majority were living in the city (65.5%).

4 T... .. a sier

5 T... ..



PROJECT LISTING



Project Name: Tropicana 218 Macalister
Property Type: Mixed Development
Land Title: Commercial
Tenure: Freehold
Built up: 378 sq ft - 1,312 sq ft
Expected Date of Completion: 4 years from SPA date

Developer:

Tropicana Maca-ster Avenue (PG) Sdn Bhd
A member of Tropicana Corporation Berhad
Level 10-12, Tropicana City Office Tower
No 3 Jalan SS 20/27 47400 Petaling Jaya
Selangor Darul Ehsan, Malaysia
Phone: (604) 210 5888 / (603) 7726 2008 /
(6018) 310 8188
Fax: (604) 210 5889
Website: www.tropicana218maca-ster.com.my



EXPERIENCE A RICH HERITAGE

Spanning 13.7 acres of land, Oriental Lily is another beaming landmark of progress and development in the popular holiday resort town of Cameron Highlands

Oriental Lily in Pahang Highlands is a mixed commercial and residential development that comprises both free commercial shoplots as well as semi-detached homes and bungalow and nestled within the scenic and picturesque hill station vicinity of Cameron Highlands in Pahang.

It is strategically located along the main trunk road between the towns of Brinchang and Tringkap, the second highest point in Cameron Highlands, and a popular tourist haven. The development's cluster of 25 shop lots have a gross development value of RM40 million and comprise units with standard lot sizes of 20ft x 70ft and built up sizes starting at 4,200 sq ft.

Launched in September 2012, the shops are the only commercial units fronting the main trunk roads with its own access road serving the commercial development. The shop lots are scheduled to be completed by October 2014. With a price tag beginning at RM159 million, 60% of these units have sold out.

With a total area of 13.7 acres, the development is a landmark of progress and development in the popular holiday resort town of Cameron Highlands. The development is a mixed commercial and residential development that comprises both free commercial shoplots as well as semi-detached homes and bungalow and nestled within the scenic and picturesque hill station vicinity of Cameron Highlands in Pahang.

Boasting the latest architecture and design, the Oriental Lily development is a landmark of progress and development in the popular holiday resort town of Cameron Highlands. The development is a mixed commercial and residential development that comprises both free commercial shoplots as well as semi-detached homes and bungalow and nestled within the scenic and picturesque hill station vicinity of Cameron Highlands in Pahang.

The homes are ideal for a family or a retiree out to enjoy a leisurely lifestyle at the scenic hill station and a vacation getaway. The development is a landmark of progress and development in the popular holiday resort town of Cameron Highlands. The development is a mixed commercial and residential development that comprises both free commercial shoplots as well as semi-detached homes and bungalow and nestled within the scenic and picturesque hill station vicinity of Cameron Highlands in Pahang.

of 12°C to 21°C. This serves to make the development as a whole the last jewel in Cameron Highlands.

Set amongst the unspoilt flora and fauna that mark the history of civilisation, Oriental Lily has pride of place in Cameron Highlands as the first gated and guarded landed property development. The leasehold development, bearing a 99-year lease, ends in 2110, and so offers residents various shops, amenities and conveniences.

A short 5-minute drive will render one in the vicinity of convenience stores, restaurants, open markets, vegetable farms and other retail outlets. For other needs, the bustling business district of Ipoh is approximately 83km from Oriental Lily.

Just a stone's throw away from popular hotspots in Cameron Highlands that include the sprawling and breath-taking tea estates, strawberry farms, the butterfly and bee farms, the Rose Valley vegetable farms, 8-hole golf course and hand-craft by the indigenous community in Malaysia.



- 1 Split level design to suit hilly contour
- 2 Artist impression living hall
- 3 Gradiolus - Type A - 2-storey semi-detached (front view)



Orienta L... offers... offering buyers the opportunity to experience the... of Malaysia and... of... with... a tradition and... of... 4... of the... 7... and... will be... the development... He... this... development will be... to... ensure... and... select... with... immediate... and...

ABOUT THE DEVELOPER

Orienta L... and... is... since 31 August 2013... the... date of August... the... potential... with the... comprise... The development is... Saujana Sdn Bhd... company incorporated... member of the SFE...

Other developments by... Bhd include the Garden... consists of 26... and 58 units... vicinity of...

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- 5 ...
- 6 ...



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 B. Impulse of art & science date
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Healy San Hui's Peak & Levent for
 the 2nd time. For information contact
 014 533 315 / 462 1573 / 02 581
 7345 or visit www.langitsaujana.com.my
 Kenta located at GPS coordinates
 4°30'28"N 101°25'34"E 76738



LOCATION MAP



PROJECT LISTING

QuickPro No. NC2741
 Project Name: Oriental Lily @ Yarra Hills
 City: Tingkap, Cameron Highlands, Pahang
 Property Type: Semi-detached House
 Land Title: Residential
 Tenure: Leasehold (99 years) (end 2110)
 Land Area: 260 M.S. (Standard)
 Listing Price: From RM169,892 - RM188,065
 Expected Date of Completion: 24 months

Developer:

Langit Saujana Sdn Bhd (7M210)
 2 A, Persiaran Tembok 9
 Taman Sni Desa, Ipoh 30010 Perak
 Phone: (605) 546 5333 / (602) 588 7345
 Fax: (605) 545 9618
 Website: www.langitsaujana.com.my
 GPS Coordinates: N 4°30'28.07122" E 101°25'34.76738

Exclusive Marketing Agent:

GS Realty Sdn Bhd (9M150-V)
 Phone: (6012) 368 0229 / (6012) 576 6168



EXPERIENCING THE PLEASURES OF ISLAND LIVING

Located on the beautiful island of Penang, The Loft@Southbay City offers luxury suites that ooze modern charm and sophistication.

The pleasures of island living are many, but the most luxurious island holiday is The Loft@Southbay City – a residential development of luxury suites housed in two towers.

Located along the scenic Jalan Permatang Damar Laut in Bayan Lepas, The Loft is part of the integrated township of Southbay City. The development measures 3.71 acres and has a gross development value of RM280 million.

A PICTURE PERFECT SETTING

The freehold development holds a treasure trove of pleasant surprises for discerning buyers. Each tower comprises a total of 78 units situated from Level 3A to Level 30, whilst 5 levels have been reserved for parking.

The Loft features elegantly designed luxury suites that ooze modern charm and sophistication. With seven layout designs to choose from, the suites boast an open concept that allows easy interior decoration, a free flow of ventilation and natural light. Units at The Loft consist of the following dimensions and built-up sizes:

- Type A – 1,670 sq ft (4+1 bedrooms)
- Type B – 1,680 sq ft (3+1 bedrooms)
- Private Garden Units – 3,000 sq ft to 2,050 sq ft (4 & 3+1 bedrooms)
- Penthouse Units – 5,960 sq ft (5+1 bedrooms)

The high-ceilinged units with large glass windows promise a panoramic view of the Penang waterfront, the second Penang Bridge and the surrounding areas from the living, dining and bedrooms.

Type A and B units feature balconies overlooking the beautiful crystal blue waters of the seafront. The low-density development prides itself on exclusivity and privacy, with only three units per floor served by two lifts.

The units on Level 4 enjoy access to private gardens elegantly manicured to offer an inspiring and soothing experience and the best of nature – all within the confines and comfort of home.

The Loft offers a secure abode within a gated and guarded concept, as well as



1. The building's curved facade is a key feature, providing a unique architectural look.

FACILITIES DECK

2. The facilities deck is a multi-level outdoor space with a swimming pool, lounge area, and playground. It is surrounded by lush greenery and modern landscaping.

3. The building's curved facade is a key feature, providing a unique architectural look.

4. The building's curved facade is a key feature, providing a unique architectural look.

The sky lounge and sky gym

5. The sky lounge and sky gym are located on the top floor of the building, providing a unique outdoor space for residents.

1. The building's curved facade is a key feature, providing a unique architectural look.
2. The facilities deck is a multi-level outdoor space with a swimming pool, lounge area, and playground. It is surrounded by lush greenery and modern landscaping.
3. The building's curved facade is a key feature, providing a unique architectural look.
4. The building's curved facade is a key feature, providing a unique architectural look.





STRATEGIC LOCALITY

The Loft is strategically located in Bayan Lepas one of Penang's most sought after vicinities, which is within 1km from the Second Penang Bridge and 7km from the Penang International Airport. Georgetown and the famous Penang Bridge are located within a 5 to 10-minute drive from the development.

The Loft is also within easy reach of popular shopping hotspots, educational institutions, recreational spots, community facilities, commercial business centres and other conveniences.

Bayan Lepas is home to Penang's biggest retail shopping mall, the Queensbay Mall, which is complemented by other shopping centres such as Bukit Jambul Complex, Sunshine Square, Mayang Mall and Giant hypermarket. The Penang International Sports Arena and the Aquatic Centre are also located in Bayan Lepas.

With the rapid development in Bayan Lepas, it is no surprise that The Loft is surrounded by other upmarket residential and commercial developments. It is also within a 5-minute drive to neighbouring townships such as the Diamond Valley Industrial Park, Taman Sri Bayan and Bayan Lepas Industrial Park IV.

The Loft is easily accessible via the Tun Dr Lim Chong Eu Highway (Jalan Bayan Lepas) and Lebuhraya Batu Maung. Scheduled for completion in the fourth quarter of 2017.

The Loft is priced from RM1.4 million onwards and is targeted at professionals and high-net-worth individuals.

The developer is offering a 5% Bumiputera discount to eligible buyers. To experience the magic of The Loft, contact 04-628 8188 or visit www.theloft.com.

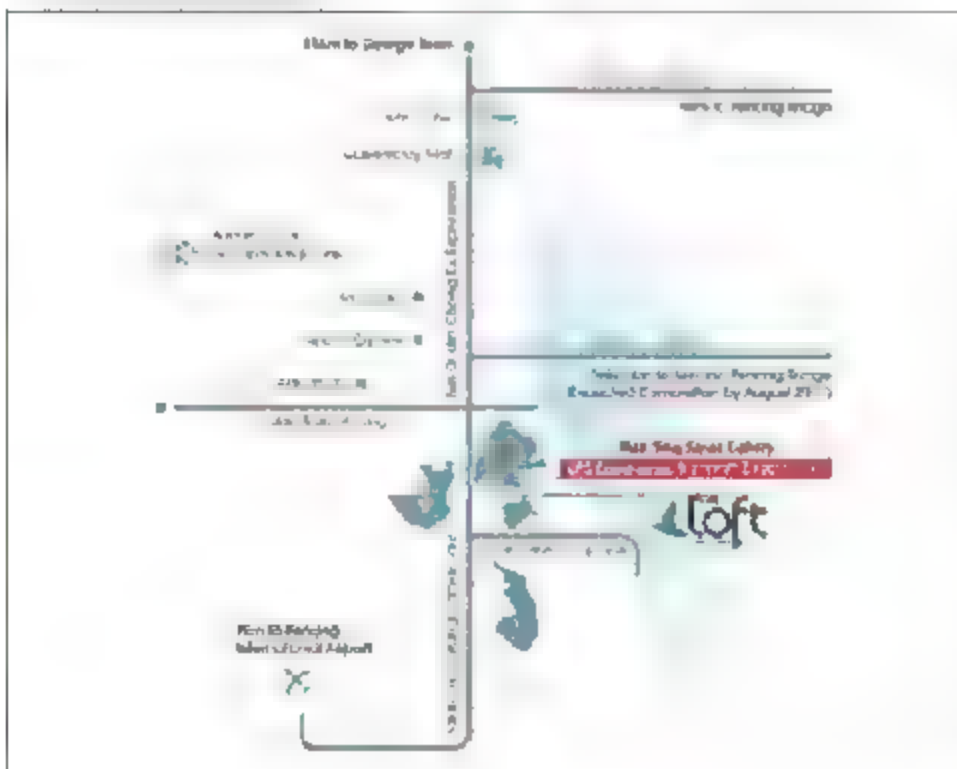
ABOUT THE DEVELOPER

The Loft is a prestigious development by the renowned Mah Sing Group Bhd. The latter is currently involved in 44 projects in Kuala Lumpur, the Klang Valley, Iskandar Malaysia, Johor Bahru, Penang and Sabah.

With a strong commercial presence and a commitment towards quality and innovation, Mah Sing Group is set to bring investors and property owners revolutionary residential and commercial property, changing the Malaysian landscape to gear the country for the future. 📍

- 5 The Loft skyline view overlooking the Penang bridge
- 6 Grand entrance

LOCATION MAP



PROJECT LISTING

QuickPro No. NC2925
Project Name: The Loft @ Southbay City
City: Georgetown, Penang
Property Type: Condominium
Land Title: Residential
Tenure: Freehold
Land Area: 3.71 acres
Built Up: 1,378 sq ft - 5,963 sq ft
Listing Price: From RM1,500,000
Price per sq ft: RM900
Total Units/Lots: 156
Bumi Discount: 5%
Completion Date: Quarter 2017 (Expected)
Bedrooms: 3+1
Bathrooms: 2

Developer:

Vienna View Development Sdn Bhd (728449-H)
(a subsidiary of Mah Sing Group Berhad)
No 1, Southbay City
Jalan Permatang Damar Laut
Bayan Lepas 11960 Penang
Phone: (604) 628 8188
Fax: (604) 628 8190



02 RESIDENCE: INSPIRED AND POWERED BY NATURE

02 Residence by Perfect Eagle Development is the result of a seamless blend of ingenious architecture and praise worthy green practices.



City typology. Perfect Ecology is an innovative approach to the existing housing market, designed to be the next generation of housing. Residents are encouraged to live in the city, and to use the city as a place to live and work.

The design of the city is based on the idea of a perfect ecology, where the city is a place to live and work, and where the city is a place to live and work. The design of the city is based on the idea of a perfect ecology, where the city is a place to live and work, and where the city is a place to live and work.

BIO-ORGANIC ARCHITECTURE

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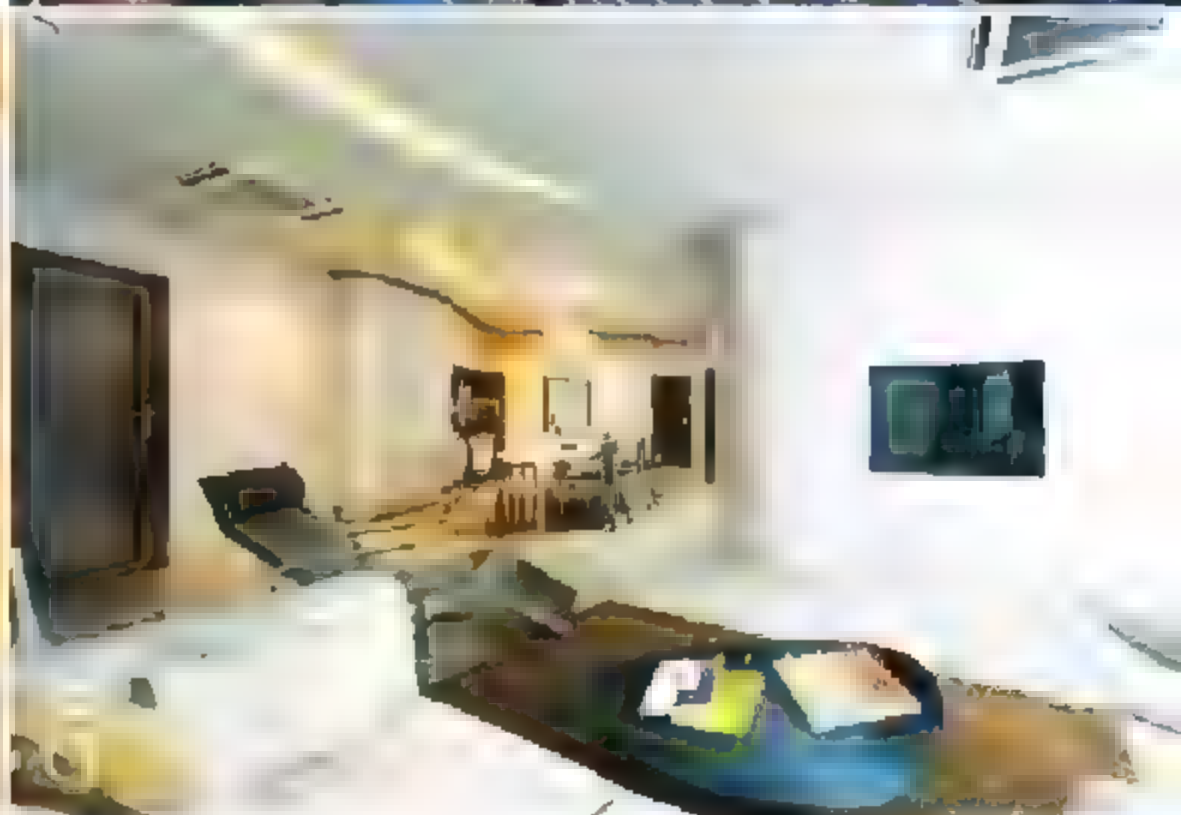


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1. Perfect Ecology
2. Perfect Ecology: A design concept
3. Perfect Ecology: A design concept

As for O2 City's green elements, Ir Tar
emphasised that the purpose of the
award is to exemplify excellence in
sustainable construction, which is
secondary to the design and
build quality. Building for the
Singapore Building and Construction
Authority (BCA) Chief Mark Pittinger,

[illegible]

Additionally, features such as green water discharge were incorporated into the master plan. One of the key features is the adoption of rainwater harvesting system to be used for year-round irrigation and other function of rain water like for flushing units' flushing needs where 38% of the flushing needs can be met.

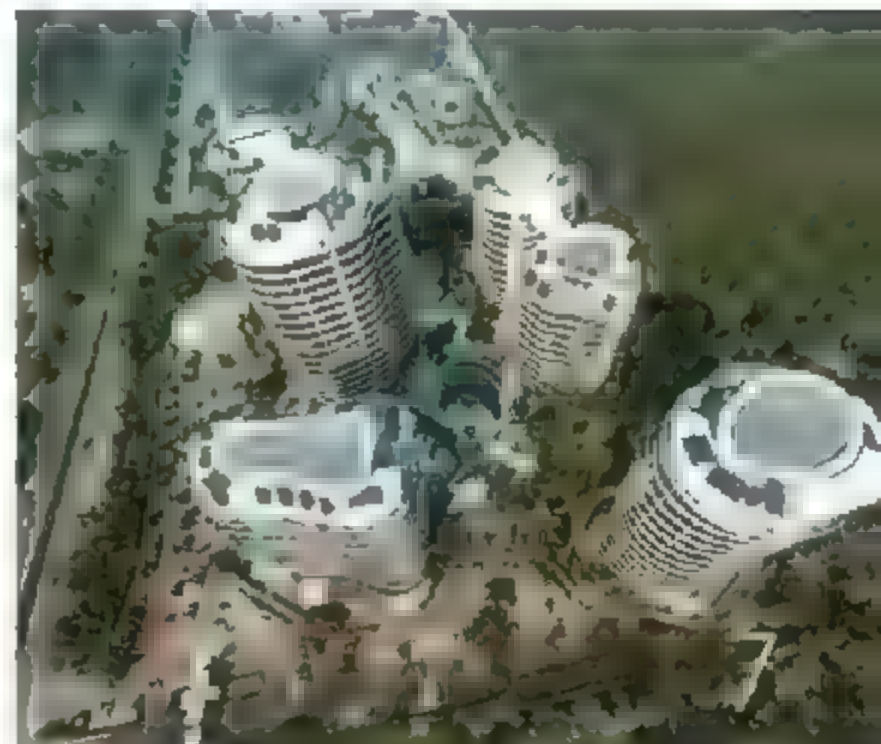
GREEN ELEMENTS PASSIVE

Lastly, in making the green elements passive, Ir Tan explained that it is about making the green elements as much as possible. For example, the development of a green space where the common areas or park are a naturally lit area and naturally lit in the daytime through strategically located open spaces and holes.

Photovoltaic panels installed on O2 Residence's rooftops will generate enough electricity to power 271 households in a year, which will be fed into a feed-in tariff scheme where the compensation will be used to pay the development's electricity bill.

ABOUT THE DEVELOPER

Perfect Eagle's O2 Residence is an impressive project by Perfect Eagle Development Sdn Bhd, a property developer incorporated in 2002 that is progressive, community-centric and

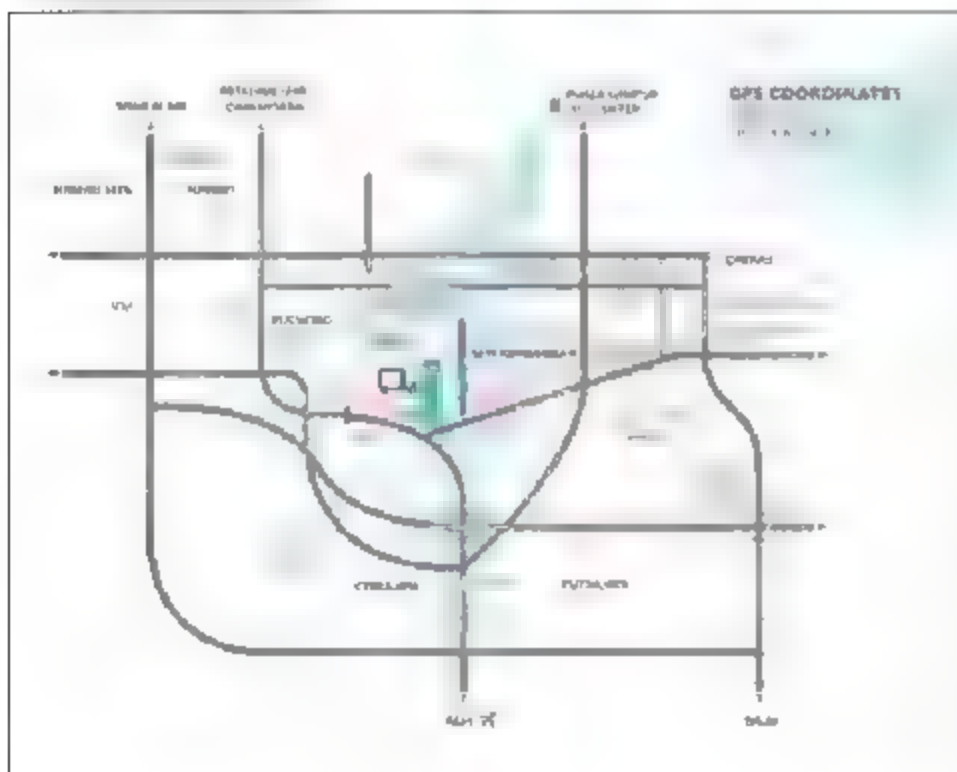


dedicated to the concept of sustainable living. Its list of other popular developments includes Atria, Atria 2, Dataran Pandan Prima, Atria 3, Atria 4, Atria 5, Atria 6, Atria 7, Atria 8, Atria 9, Atria 10, Atria 11, Atria 12, Atria 13, Atria 14, Atria 15, Atria 16, Atria 17, Atria 18, Atria 19, Atria 20, Atria 21, Atria 22, Atria 23, Atria 24, Atria 25, Atria 26, Atria 27, Atria 28, Atria 29, Atria 30, Atria 31, Atria 32, Atria 33, Atria 34, Atria 35, Atria 36, Atria 37, Atria 38, Atria 39, Atria 40, Atria 41, Atria 42, Atria 43, Atria 44, Atria 45, Atria 46, Atria 47, Atria 48, Atria 49, Atria 50, Atria 51, Atria 52, Atria 53, Atria 54, Atria 55, Atria 56, Atria 57, Atria 58, Atria 59, Atria 60, Atria 61, Atria 62, Atria 63, Atria 64, Atria 65, Atria 66, Atria 67, Atria 68, Atria 69, Atria 70, Atria 71, Atria 72, Atria 73, Atria 74, Atria 75, Atria 76, Atria 77, Atria 78, Atria 79, Atria 80, Atria 81, Atria 82, Atria 83, Atria 84, Atria 85, Atria 86, Atria 87, Atria 88, Atria 89, Atria 90, Atria 91, Atria 92, Atria 93, Atria 94, Atria 95, Atria 96, Atria 97, Atria 98, Atria 99, Atria 100.

For more information, please visit www.ped99.com.my and www.o2city.com.my

- 4 Spacious and usable balcony on every floor
- 5 Fully furnished units
- 6 O2 Residence living hall allow you to indulge yourself in your own unique space
- 7 O2 Residence master layout

LOCATION MAP



PROJECT LISTING

QuickPro No. NC252
 Project Name: O2 Residence@Puchong South City
 City: Bandar Puchong South, Puchong, Selangor
 Property Type: Serviced Residence
 Land Title: Commercial
 Tenure: Leasehold
 Land Area: 13.54 acres
 Built Up: 1,103 - 2,202 sq ft
 Listing Price: From RM504,800
 Expected Date of Completion: 2016

Developer

Perfect Eagle Development Sdn Bhd 574362 W3
 No 30 & 32 Block A, Jalan PJU 1/43, PJU 1
 Aman Suria Damansara, Petaling Jaya, 47301 Selangor
 Phone: (603) 7803 1626
 Fax: (603) 7804 2299
 Website: www.ped99.com.my





AQUAVILLA – LIVING A DREAM

Aqua Villa is a boutique townhouse development in the bustling suburb of Shah Alam. Spread across 2 acres of prime land, Aquavilla has a Gross Development Value of RM19 million.

True to its name, the development bears a unique concept theme on water, featuring floating villas with water as a unifying theme, setting a peaceful and calm ambience encapsulated by soothing aqua motions. With four design options, the homes feature spacious built-up area ranging from 1953 sq ft to 2408 sq ft in size with dimensions of 24ft x 90ft and 28ft

x 110ft. Exclusively 26 units, Aquavilla is a gated and guarded residential enclave in Shah Alam, equipped with facilities that include a hydroponic residents lounge, a swimming pool and lush landscaping – reminiscent of country resort living.

The highly desired development is a truly a contemporary facade and quality fittings and finishes with the amenities of a high-end apartment complex. It is a great heater for those who prefer a modern lifestyle at the suburb. As the area is a great place to live, the homes come with free

are intended for a ceiling of 2.40 metres and the kitchen is 2.40 metres from the entrance etc.

All the units are designed to face the water feature presenting a respectful view of the water feature and a view of the water feature. The units are designed to be a 1.50 metre wide and 2.40 metres deep. The units are designed to be a 1.50 metre wide and 2.40 metres deep. The units are designed to be a 1.50 metre wide and 2.40 metres deep.

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(1) B_1, B_2, \dots, B_n are mutually exclusive and exhaustive events, i.e. $B_i \cap B_j = \emptyset$ for $i \neq j$ and $B_1 \cup B_2 \cup \dots \cup B_n = S$.
 (2) A is an event such that $A \cap B_i \neq \emptyset$ for all i .
 (3) A is not a subset of any B_i , i.e. $A \not\subset B_i$ for all i .
 (4) A is not a superset of any B_i , i.e. $A \not\supset B_i$ for all i .
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4. *Trichostema*

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LOCATION MAP



PROJECT LISTING

Guna Kuantiti 29.5
 Project Name Aquavia Shah Alam
 Completion Shah Alam Selangor
 Property type Townhouse
 Land Use Residential
 Tenure Leasehold
 Land Area 2 acres
 Built up 955 / 2408 sq ft
 Listing Price from RM 016.46 - RM64.976
 Expected Date of Completion Dec 2014

Developer:

Perbadanan Kemajuan Negeri Selangor, PKNS
 Bahagian Jabatan Hartanah Tingkat 2
 Kompleks PKNS Shah Alam Persiaran Taska
 Shah Alam 40505 Selangor
 Phone 603-5519222 / 603-5521003
 Fax 603-55107668
 Website www.pknsproperty.com



V RESIDENCE @ PUCHONG-CYBERJAYA — BUILDING HOMES AND BRINGING FAMILIES TOGETHER

Located in Malaysia's Silicon Valley, Residences @ Puchong-Cyberjaya is a condominium development spread across 3.8 acres of prime land in the sought-after vicinity of Cyberjaya, Selangor. V Residence offers 268 contemporary living spaces that boast of 9 design options to cater to the demanding lifestyles of the modern generation.



The low density development is designed to provide comfortable family spaces ideal for growing families, couples and individuals who value space and privacy. Offering a splendid view of the adjacent lake park, V'Residence is set against a beautiful backdrop of lush greenery and natural settings. Units on the higher floors will enjoy a spectacular view of Cyberjaya and Putrajaya.

Targeted at young families and professionals V'Residence offers an excellent selection of stylish units that comprise standard duplex and penthouse units.

- **Type A1 and A2**

Type A1 (with balcony) and A2 (without balcony) units measure approximately 1,373 sq ft in size and consist of 3 bedrooms and 2 bathrooms.

- **Type B1 and B2**

Type B1 (with balcony) and B2 (without balcony) units are end lots come with 4 bedrooms and 3 bathrooms spread across 1,647 sq ft in size.

- **Type C1 and C2**

Type C1 (with balcony) and C2 (without balcony) units are corner units with 20 feet wide living and dining halls consist of 3 bedrooms and 3 bathrooms, measuring approximately 1,642 sq ft.

- **Type LA, LB and LC**

Type LA (4 bedrooms and 4 bathrooms), LB (5 bedrooms and 5 bathrooms) and LC (4 bedrooms and 4 bathrooms) are lower duplex units with balcony complemented by a spacious living hall, a family hall and an elegant roof garden. The units measure a sprawling 2,485 sq ft, 2,646 sq ft and 2,700 sq ft respectively.

- **Type UA, UB and UC**

Type UA, UB and UC are duplex penthouse units measuring 2,560 sq ft, 3,023 sq ft and 2,593 sq ft with 4 to 5 bedrooms and 4 to 5 bathrooms. These duplex penthouse units also come with double volume living hall, family hall and a powder room as well as wet and dry kitchens.



V'Residence also features a fascinating suite of facilities that include a gymnasium, a badminton court, an infinity swimming pool, a laundrette, a barbeque area, a poolside cafe and a playground. The development also boasts of an awesome sky garden, ideal for a relaxing walk with nature.

In the growing township of Cyberjaya, V'Residence is surrounded by a host of public amenities and conveniences that include retail shopping arcades, food

1. Stands majestically amidst natural greenery and the lush Lake Park.
2. Spacious and comfy master bedroom.
3. Well-ventilated and naturally lighted dining area.
4. Choices of balcony and lanai living hall tailored for individual needs.

[illegible]

- 5 for your body and
- 6 vastly life-enrichi
- 7 Current building work in pri
- 8 4-tier security system to safeguard your loved

A photograph showing a swimming pool with several people swimming. In the background, there is a large, multi-story apartment building with many windows. The pool area has a paved deck and some lounge chairs. The number '6' is visible in the bottom left corner of the image.



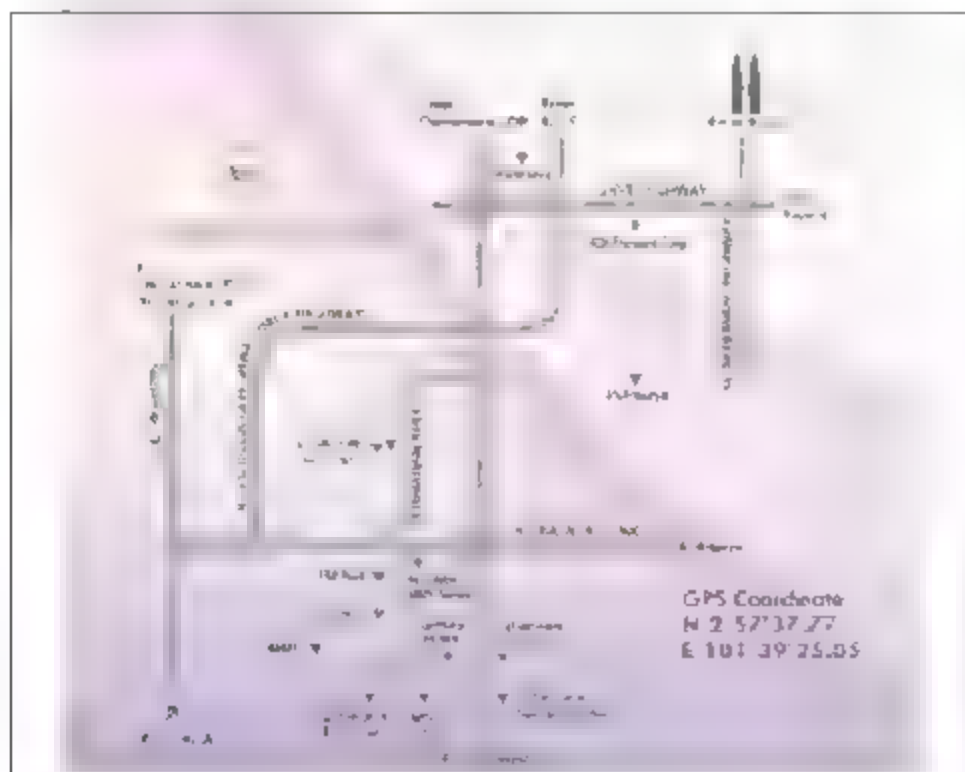
MacViva Sdn Bhd, a member of the MAC Group of Companies (MAC). The group has



For more information on V Residence, please contact us at 03-9173 1199 or visit our website at www.vresidence.com. We are located at 118C, Persiaran 118, Desa Tun Razak Industrial Park, Cheras, Kuala Lumpur.

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LOCATION MAP



PROJECT LISTING

QuickPro No. NC2976
Project Name: V Residence @ Puchong-Cyberaya
City: Cyberaya, Selangor
Property Type: Condominium
Land Title: Residential
Tenure: Leasehold
Built Up: 1,373 - 3,023 sq ft
Price per sq ft: RM437 - RM595
Total Units/Lots: 268
Expected Date of Completion: Aug 2015

Developer

Mac Villa Sdn Bhd 599978-A
No. 12, Persiaran 118C
Desa Tun Razak Industrial Park
Cheras 56000 Kuala Lumpur
Phone: (603) 9173 1199
Fax: (603) 9171 1911





SETTING THE PACE FOR MODERN LIVING

Set amidst the thriving township of Cyberjaya is Cristal Residence, a low-density self-contained intelligent city with excellent infrastructure and a wide variety of amenities

Impressions of 23 acres of the land in Cyberjaya, Putrajaya, and Seremban are the first test of the development for a modern and smart city.

The five apartment wings are arranged in a row with a central green area. The building is a modern, high-rise, and a high spread area. The building is a modern, high-rise, and a high spread area. The building is a modern, high-rise, and a high spread area.

CONTEMPORARY CONDOMINIUMS

Cristal Residence is a modern, high-rise, and a high spread area. The building is a modern, high-rise, and a high spread area. The building is a modern, high-rise, and a high spread area.

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RESORT-LIKE VILLAS

Crystal Residence features 1,000 villas that are designed to provide a luxurious lifestyle. Each villa is a two-bedroom unit with a private pool and a large terrace. The villas are designed to provide a luxurious lifestyle.

With a private pool and a large terrace, each villa is a two-bedroom unit. The villas are designed to provide a luxurious lifestyle.

The villas are designed to provide a luxurious lifestyle. Each villa is a two-bedroom unit with a private pool and a large terrace.

Scenes in the area with a view of the city and the sea. The villas are designed to provide a luxurious lifestyle.

LIFESTYLE FACILITIES

The villas are designed to provide a luxurious lifestyle. Each villa is a two-bedroom unit with a private pool and a large terrace.

The villas are designed to provide a luxurious lifestyle. Each villa is a two-bedroom unit with a private pool and a large terrace.

EXCELLENT AMENITIES

Crystal Residence is surrounded by a diverse range of amenities that include educational facilities, shopping centers, and recreational areas.

The villas are designed to provide a luxurious lifestyle. Each villa is a two-bedroom unit with a private pool and a large terrace.

Century Square, the Street Mall, and the bus terminal are popular havens for residents. Hot spots include the shopping centers and the recreational areas.

Here are facilities in the vicinity include the Paradise Beach and the Crystal Area. The villas are designed to provide a luxurious lifestyle.

1. Crystal Residence
2. Crystal Residence
3. Crystal Residence

Crista Residence is easily accessible and offers convenient commuting via the M40 Highway, the South Klang Valley Expressway, the Damansara Puchong Highway and the Putrajaya Link.

Targeted at homeowners and investors, the development is expected to be completed in August 2016. The developer is offering a 10% discount to buyers who purchase before the end of the year.

Crista Residence condominium show house are now open for viewing to the public.

THE DEVELOPER

Crista Residence is another signature project by Villamas Sdn Bhd. The company has been actively involved in property

development in Kuala Lumpur, Selangor and Melaka. With a strong commitment towards quality development and value for money, Villamas promises to deliver only the best to its customers.

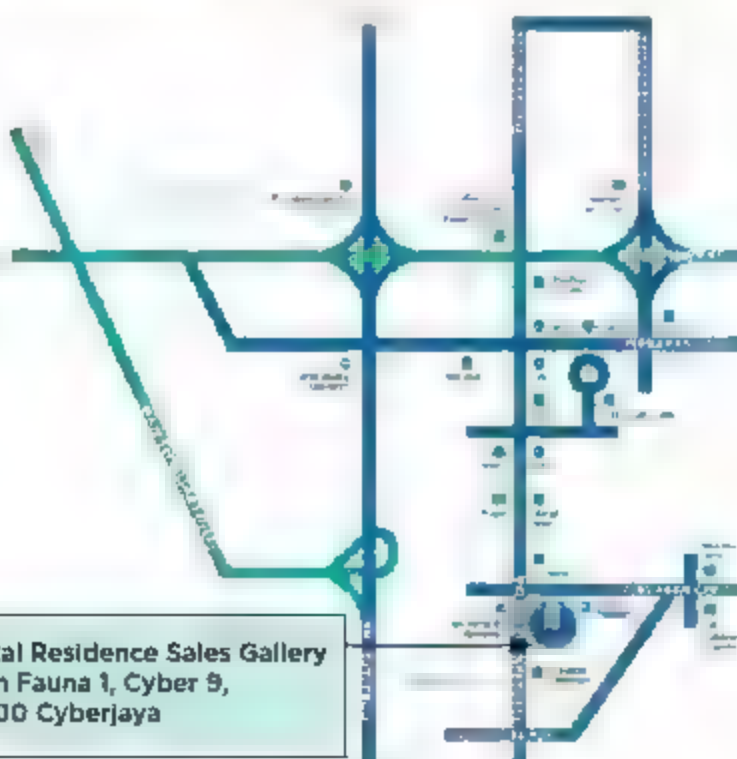
The project is located in a prime area, close to the M40 Highway, the M42 Expressway, the M43 Expressway, the M45 Expressway, the M46 Expressway, the M47 Expressway, the M48 Expressway, the M49 Expressway, the M50 Expressway, the M51 Expressway, the M52 Expressway, the M53 Expressway, the M54 Expressway, the M55 Expressway, the M56 Expressway, the M57 Expressway, the M58 Expressway, the M59 Expressway, the M60 Expressway, the M61 Expressway, the M62 Expressway, the M63 Expressway, the M64 Expressway, the M65 Expressway, the M66 Expressway, the M67 Expressway, the M68 Expressway, the M69 Expressway, the M70 Expressway, the M71 Expressway, the M72 Expressway, the M73 Expressway, the M74 Expressway, the M75 Expressway, the M76 Expressway, the M77 Expressway, the M78 Expressway, the M79 Expressway, the M80 Expressway, the M81 Expressway, the M82 Expressway, the M83 Expressway, the M84 Expressway, the M85 Expressway, the M86 Expressway, the M87 Expressway, the M88 Expressway, the M89 Expressway, the M90 Expressway, the M91 Expressway, the M92 Expressway, the M93 Expressway, the M94 Expressway, the M95 Expressway, the M96 Expressway, the M97 Expressway, the M98 Expressway, the M99 Expressway, the M100 Expressway.

- 4 Master bedroom for condon
- 5 Sky lounge





LOCATION MAP



Cristal Residence Sales Gallery
Jalan Fauna 1, Cyber 9,
63000 Cyberjaya

PROJECT LISTING

QuickPro No. NC2920
Project Name: Cristal Residence
City: Cyberjaya, Selangor
Property Type: Condominium and Villa
Land Title: Residential
Tenure: Freehold
Land Area: 114 acres
Built-Up: 1,302 - 3,189 sq ft
Total Units/Lots: Condominium 350 units / Villa 50 units
Bumi Discount: 7%
Completion Date: August 2016 (Expected)
Bedrooms: Condominium 3+1 to 5+1 / Villa 4+
Bathrooms: Condominium 2 to 5+1 / Villa 5+1

Developer:

Trident Land Sdn Bhd (Villas Group)
B-2-6, Plaza TTDI, Jalan Wan Kadir 3
Taman Tun Dr. Ismail
60000 Kuala Lumpur
Phone: (603) 8320 9988
Fax: (603) 8320 9987
Website: www.cristal.com.my
Condominium & Villa show house
open for viewing, 10am - 6pm daily





AN ELEVATED LIVING EXPERIENCE

Located on a hilly area of the S2 Heights, Seremban 2 township, Saujana Duta Phase 1 offers residents convenience within an oasis of tranquillity

Developed by JM Land, Seremban 2 is the largest masterfully planned township in Negeri Sembilan. As an extension of Seremban 2, S2 Heights is an elevated freehold integrated development comprising residential, commercial and recreational area.

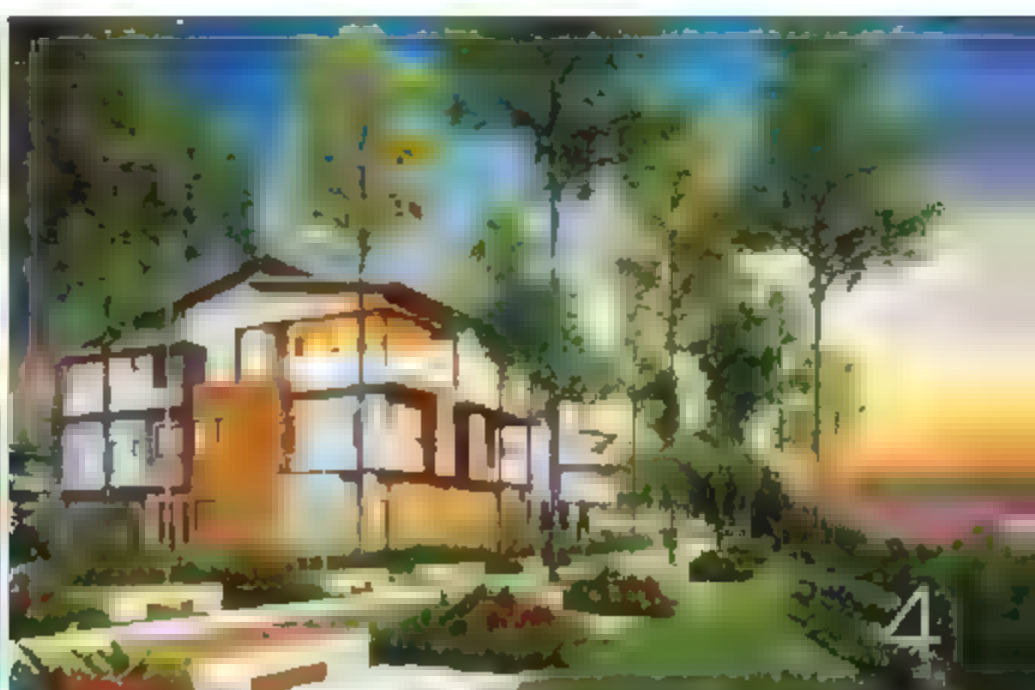
Part of S2 Heights is Saujana Duta Phase 1 which consists of 100 units of 5+1 bedrooms detached bungalow. The S2 Heights bungalows with a total of 24 units. They are perfect for those who want to live in a tranquil area.

Beside the 20-acre hill park, residents can enjoy the beautiful view of the surrounding area where they can take a walk in the park or enjoy the view from the hill. They can also enjoy the view from the hill and the surrounding area.

Each bungalow is built with a size of 25x30.5 ft with a built-up area of 1,100 sq ft. The well-planned layout encompasses a large area with views of the surrounding area.

greenery and hills, courtyard garden between the living room and lounge, powder room for guests, 5+1 bedrooms, balcony and en suite bathroom for all the bedrooms, and a large entertainment room with roof terrace or terrace.





The equally impressive Santorini semi-detached home sits on a land area that measures 40' x 80' with a built-up of 4,038 sq ft. These homes feature open concept living and dining areas, 4+1 bedrooms, 5 bathrooms, study area with bathroom, master bedroom with multipurpose entertainment room at the rear, kitchen, pantry and roof terrace.

In addition to luxury homes, the Duta are also built smart. With just a few taps on their smartphone, residents can switch on/off the lights and air-conditioning and also monitor a 'live' feed of the CCTV on their car phone while they are away.

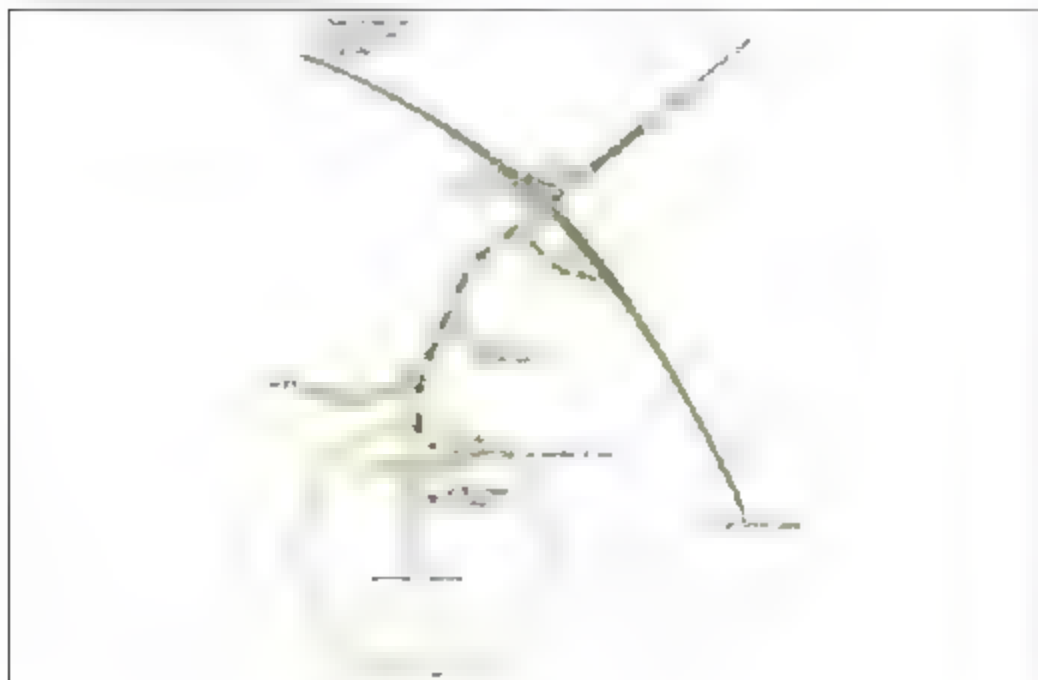
The Freehold development also features 24-hour security patrol, CCTV surveillance

and access and perimeter fencing. The developments are expected to be completed in 2015. Prices start from RM1,502,800.

For more information on any of the developments in Seremban 2, call 06-761 9188, email sales@msm.com.my or visit www.saujanaduta.com. The gallery is open from Monday to Friday 9am to 6pm, Saturday 9am to 5pm and public holiday from 10am to 5pm.

1. Main entrance
2. Heliport/recreation area
3. 3-storey semi-detached (Santorini)
4. 3-storey bungalow (Sherwood)

LOCATION MAP



PROJECT LISTING

QuickPro No. NC2927
Project Name: Saujana Duta
City: S2 Heights, Seremban 2
Seremban, Negeri Sembilan
Property Type: Semi-detached Homes
Land Title: Residential
Tenure: Freehold
Land Area: 40' x 80'
Listing Price: From RM1,502,800 - RM2,263,800
Total Units/Lots: 116
Expected Date of Completion: June 2015

Developer

Seremban Two Holdings Sdn Bhd 357468-H
PT10786 Seremban 2
Seremban 70300 Negeri Sembilan
Phone: (606) 761 9188
Fax: (606) 761 8122





AN OASIS OF CALM IN THE CBD OF MELBOURNE

Australia has been experiencing a surge in the of Millennials as a property investment destination as indicated by the results of Property's half-year research. According to the exit from Global Infrastructure and Global Real Estate Services, the exit from the London Stock Exchange in April 2015, Millennials who invest in Melbourne's top properties are among the top foreign buyers groups in the city's central business district (CBD).

Now these buyers can add another option to the list. The stand-out 25-storey

apartment courtrooms in the Mansions are a real estate investment opportunity. The Mansions is a new development in the CBD of Melbourne, featuring a mix of residential and commercial space. The building is a prime example of modern architecture, with a glass facade and a mix of materials. The building is a prime example of modern architecture, with a glass facade and a mix of materials. The building is a prime example of modern architecture, with a glass facade and a mix of materials.

Located in the heart of the CBD, the Mansions is a prime example of modern architecture, with a glass facade and a mix of materials. The building is a prime example of modern architecture, with a glass facade and a mix of materials. The building is a prime example of modern architecture, with a glass facade and a mix of materials. The building is a prime example of modern architecture, with a glass facade and a mix of materials. The building is a prime example of modern architecture, with a glass facade and a mix of materials.

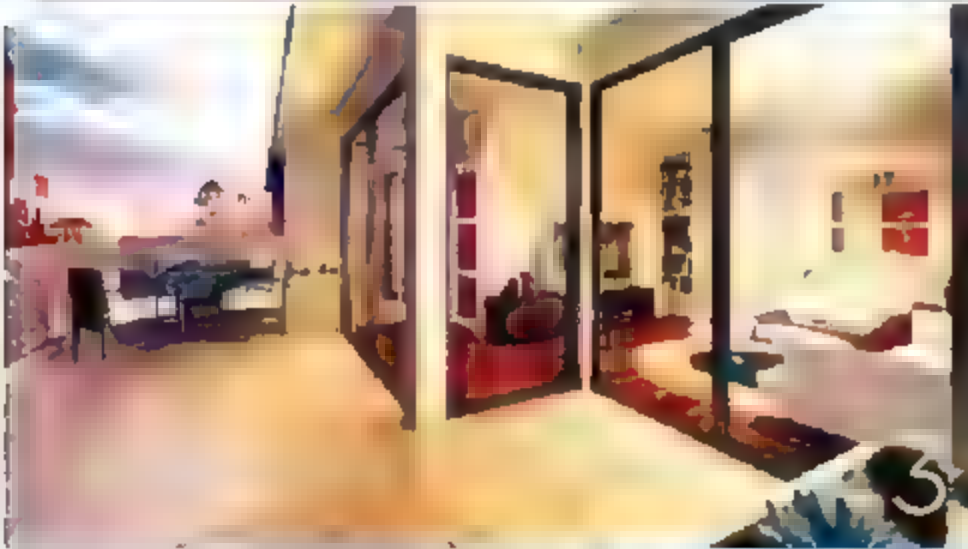
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A COMBINATION OF CREATIVE CONCEPT AND ENVIRONMENTAL SUSTAINABILITY

The Mansions is a prime example of modern architecture, with a glass facade and a mix of materials. The building is a prime example of modern architecture, with a glass facade and a mix of materials. The building is a prime example of modern architecture, with a glass facade and a mix of materials. The building is a prime example of modern architecture, with a glass facade and a mix of materials. The building is a prime example of modern architecture, with a glass facade and a mix of materials.

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LOCATION MAP



For data on the world's best
The Istana is a 251,550sq ft
apartment complex in Melbourne
Australia.

NICHE DEVELOPER OF INTEGRATED LIFESTYLE THEMED PROJECTS

Magna Prima Berhad was established for
the purpose of developing and operating
on Bursa Malaysia. The company is a
public listed company. The project developer
strives to innovate while
working in line with upcoming trends to
provide maximum satisfaction to buyers who
desire the luxury and style at a value that is
worth the money.

Magna Prima's two signature projects are
The Avare and The Istana.

The Avare which is an immaculate 6-star
super luxury condominium located near
KLCC, has been awarded the CNBC Asia
Pacific Property Award in the high rise
development category. This jewel is spread
over 106 acres of magnificently landscaped
land and consists of a 41-storey tower that
has 41 units per floor.

- 1 The Istana Melbourne night view
- 2 The double-storey penthouse
- 3 Balcony that offers magnificent
metropolitan view
- 4 The Victoria Market

PROJECT LISTING

Project Name: The Istana
City: Victoria Melbourne
Property Type: Apartment
Land Title: Residential
Tenure: Freehold
Land Area: 2,763 ms2
Built Up: 39,4ms2 - 612.3ms2
Listing Price: AUD299,900 - AUD2,93m
Total Units/Lots: 320
Expected Date of Completion: 1st Quarter of 2015

Developer:

Magna Prima Berhad
Lot No. C-G-11 & C-G-12 Block C, Jalan Persiaran Surian
Palm Spring @ Damansara, 47810 Kota Damansara
Petaling Jaya, Selangor Darul Ehsan
Phone: (603) 7805 5505
Fax: (603) 7805 5270



COUNTRY GARDEN'S ORGANIZED MEDIA TRIP TO GUANGDONG, CHINA

Some media members from Malaysia and Singapore were taken to Guangdong to have a first-hand look at Country Garden's developments in China.

A significant portion of the world's population has become home to Country Garden Holdings Co Ltd's (Country Garden) first step outside of its home country – it is China's 10th largest property developer and the company has undoubtedly put its best foot forward in the country with Country Garden Danga Bay as its first development in Johor Bahru, Singapore.

In order to commemorate this significant event, Country Garden recently organised a media trip to Guangdong, China where members of Malaysia and Singapore media were taken on a journey across the province to get a first-hand look at the company's prestigious developments in the region.

This privileged attendees with a sneak peek as to what to expect with Country Garden Danga Bay, which includes 544 residential prime units in Johor Bahru's prime location. RM1 billion to purchase nearly 100,000 sq ft of gross development area of RM1 billion, the ambitious project will take 18 months to complete from its launch to the first handover.

The trip was organized by Country Garden, and the first stop was in Guangzhou, the capital of Guangdong province.

Country Garden's first step outside of its home country was in China, where the company has established a strong presence. The company's first development in China was Country Garden Danga Bay, which is a prime location in Johor Bahru, Singapore. The company has since expanded its portfolio to include other projects in the region, such as Country Garden Danga Bay and Country Garden Danga Bay.

HUGE POTENTIAL IN MALAYSIA'S REAL ESTATE INDUSTRY

Country Garden's first step outside of its home country was in China, where the company has established a strong presence. The company's first development in China was Country Garden Danga Bay, which is a prime location in Johor Bahru, Singapore. The company has since expanded its portfolio to include other projects in the region, such as Country Garden Danga Bay and Country Garden Danga Bay. The company has also received an award for its development from the Malaysian Real Estate Development Association (MREDA) and the Malaysian Real Estate Development Association (MREDA).



A recent trip to Perth in Australia extended into a business visit to Perth [Australia] Free Zone, which is the main business park in the state. The group, including the CEO of the firm, took time to visit the site of the trip that took them to Perth, where they met with the local government and business community. The group also visited the Perth Free Zone, which is a major business park in the state. The group also visited the Perth Free Zone, which is a major business park in the state.

and the team from Singapore, about the project's unique selling points.

The MM2H project is a particularly noteworthy development in the development of Phase 1, which is a large-scale project that is currently under construction. The project is a large-scale project that is currently under construction. The project is a large-scale project that is currently under construction.

MM2H PROGRAMME: CHINA TOPS THE LIST

At the start of the year, China was the top country of the application for the MM2H programme. The MM2H programme is a government initiative which aims to attract foreign investment and tourism to Malaysia. The programme is a government initiative which aims to attract foreign investment and tourism to Malaysia. The programme is a government initiative which aims to attract foreign investment and tourism to Malaysia.

EXCELLENT CONNECTIVITY

The project is confident of Country's connectivity to the region. The project is confident of Country's connectivity to the region. The project is confident of Country's connectivity to the region. The project is confident of Country's connectivity to the region.

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EXPLORING OTHER AVENUES

The company has taken more steps to explore other avenues for the project. The company has taken more steps to explore other avenues for the project. The company has taken more steps to explore other avenues for the project.

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2



DON'T MISS THE MRT HOT SPOT INVESTMENT

7 Tree Seven Residence is made for urbanities that crave privacy and yet be within the heartbeat of town

A matured and established township usually means being close to everything you could possibly need on a daily basis. Cheras is no different and residents of a new contemporary condominium 7 Tree Seven Residence can count on that advantage. The freehold condominium will be built on 3.9 acres of freehold land with a gross development value (GDV) of RM17 million.

7 Tree Seven Residence is a gated and 24-hour guarded development that is located at Taman Koperasi, one of the focal areas in Cheras. The condominium is surrounded by commercial activities and leisure options including AEON Cheras Seatan Shopping Centre, Econsave Bakong, AEON Big, Bandar Tun Hussein and Tesco Kajang, just to name a few.

A BURGEONING NEIGHBOURHOOD

7 Tree Seven Residence is just 600m from an upcoming MRT station, which ups its appeal both as an investment or a home. It also calls these townships as neighbours – Bandar Sungai

Long, Taman Segar Perdana, Taman Cheras Jaya and Bandar Mahkota Cheras. They are all located within a 10-minute drive and boast their very own range of amenities including banks, supermarkets, restaurants, food courts and other retail outlets.

Nearby schools include SRJK (C) Yuk Hua, SM Yuk Hua, SK Sriokamat and SK Seriokamat, while Columbia Asia Hospital and KPJ Kajang Specialist Hospital are within a 15-minute drive away.

Another plus point is connectivity as 7 Tree Seven is within a 25-minute drive to KL city centre and has easy access to the Cheras-Kajang Highway, the SILK Highway, the Kajang-Semenyih Bypass and the Sungai Besi Highway.

FACILITATING A MODERN LIFESTYLE

7 Tree Seven Residence is a low-density development with only 280 units. It offers a full range of facilities that include swimming pool, multi-purpose hall, cafe, mini-market, auditorium and children's playground. There are four designs and built units ranging between

896 sq ft and 1,449 sq ft. The units are attractively priced from the discounted price of RM363,300, which puts it in an affordable range for first-time homebuyers, young families, couples and professionals. The developer, Broadland Management Sdn Bhd, is also offering 7% discount for Bumiputeras, 5% rebate on the 10% down payment and free legal fees for the Sales and Purchase Agreement (SPA). Response has been positive as most buyers are attracted by the development's strategic location and reasonable price.

7 Tree Seven Residence will be officially launched in September 2013 and is expected to complete in three years from the SPA date. To purchase one of the 280 units, call 012-296 9003 / 012-911 9604 or visit www.BigHouse.com.my.

- 1 Next to artery roads, highways and only 600m to upcoming MRT Station.
- 2 Only 280 units, low-density living set around lush surrounding.
- 3 Harmonious living at an affordable price.



7 TREE SEVEN RESIDENCE

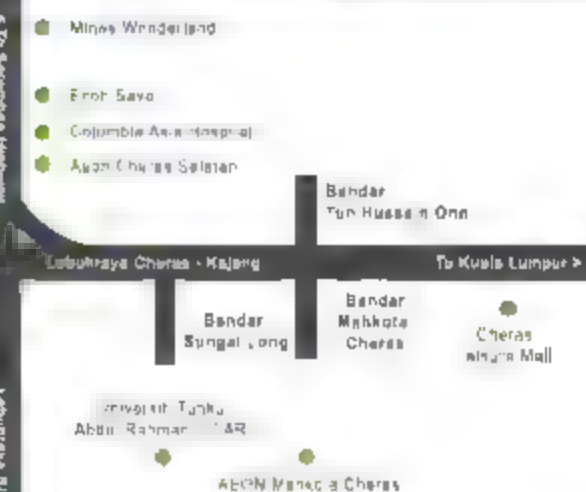
Am Exclusive Gallery



Cheras
Freehold

896 sf - 1 449 sf

- 7 mins to TESCO Kajang
- 7 mins to LRT Kajang
- 10 mins to AEON Cheras Selatan
- 10 mins to Leisure Mall
- 23 mins to Mid Valley

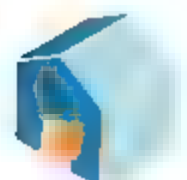


Please call for enquiry

012 - 296 9003 / 012 - 911 9604

www.BigHouse.com.my

Developer



Broadland Management Sdn Bhd
(305742 M)

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f +603 7982 8788
GPS N 3°5'13" E101°41'32"

Whilst every reasonable care and effort has been taken in measurements and specifications are approximate. All plans, specifications and information contained herein may be subject to changes may be required by the Authorities, Engineer, Architect, Developer and Land Owner where applicable shall not be responsible for any inaccuracy.



A TRULY 5-STAR DEVELOPMENT

Top-ranking China-based developer Country Garden is set on making waves in Malaysia with its Country Garden Danga Bay project.

One of the top developers in China with 21 years of experience in real estate, Country Garden is bringing its successful 5-Star Living for You brand to Malaysia with Country Garden Danga Bay, an ambitious project located in the waterfront city of Johor Bahru. It is set to be a premier world-class integrated green community with a mix of high-end residential, commercial, and leisure facilities. The project is an integrated development with a mix of high-end residential, commercial, and leisure facilities.

IProperty.com: What can you tell us about Country Garden Danga Bay?

Kayson Yuen: A masterplanned community, GDV of RM 8 billion, Country Garden Danga Bay will occupy 57 acres in a magnificent prime location in Iskandar Malaysia Flagship Zone A. This exclusive integrated development will include high-end luxury service apartments as well as commercial, leisure and entertainment amenities.

As the only waterfront masterplanned community in Johor Bahru, Country Garden Danga Bay has the potential to be the next Sentosa with its



unique lifestyle concept, a mix of high-end residential, commercial, and leisure facilities, and a mix of high-end residential, commercial, and leisure facilities.

IP: What are some of Country Garden Danga Bay's key features?

Kayson Yuen: Country Garden Danga Bay offers residents and visitors a mix of high-end residential, commercial, and leisure facilities, and a mix of high-end residential, commercial, and leisure facilities.

to a natural beach holiday experience. To make this a truly spectacular quality worthy of the Country Garden brand, we specially imported white sand from Tsushima Island and in the East Sea's Tsushima Strait. Our guests will also be able to enjoy access to a luxurious yacht marina with 10 yacht berths that will be managed by professional yacht agents.

In terms of its business district, Country Garden Danga Bay has dedicated over 15 acres of its land to a large commercial centre as well as a commercial street featuring three different themes which are the Bar Street, Commercial Street and Fashion Street. The 125-metre Espanade Bar Street can accommodate 15 shops along the coastal area and is comparable to Hong Kong's famous Lan Kwai Fong square of streets. Upon its completion, it will serve as a good place for visitors to relax and hang out.

Additionally, our Danga Bay project is going to be an international town full of greenery. We will be introducing a golf course-style landscape and handmade concept designed by our very own Country Garden landscape planning and design team. Thus far, we have spent more than RM1 million on importing over a hundred species of plants, trees and flowers from India, Africa, Madagascar, the Caribbean, Mexico and other Southeast Asian countries as well as several local types of flora. This is to bring a touch of nature into the development as well as utilise the concept of natural art to beautify it.

IP: What are the concepts that influence the development of Country Garden Danga Bay?

Kayson Yuen: We have developed and refined several concepts and philosophies in our efforts to become a top-ranking developer in China and have implemented those practices to Country Garden Danga Bay as we

Two of our core philosophies are 'One Phase Development' and 'Facilities First'. Firstly, this means that all of Country Garden Danga Bay's facilities, from its private clubhouse to the commercial streets, are well-planned and already part of the design from the early stages of development. Additionally, it symbolises our commitment to ensure that all of the project's amenities and property management are up and running even before construction of the project are completed. This in turn inspires our customers' confidence in us.

IP: Why did you decide to expand your business reach to Malaysia?

Kayson Yuen: We believe Malaysia's property industry has potential in terms of development opportunities especially since the country's population recorded a 21% growth in the last 10 years. Additionally, Malaysia's economic stability is proven with a 10% growth over the last decade. We also foresee that the number of property buyers will increase manifold in the next few years.

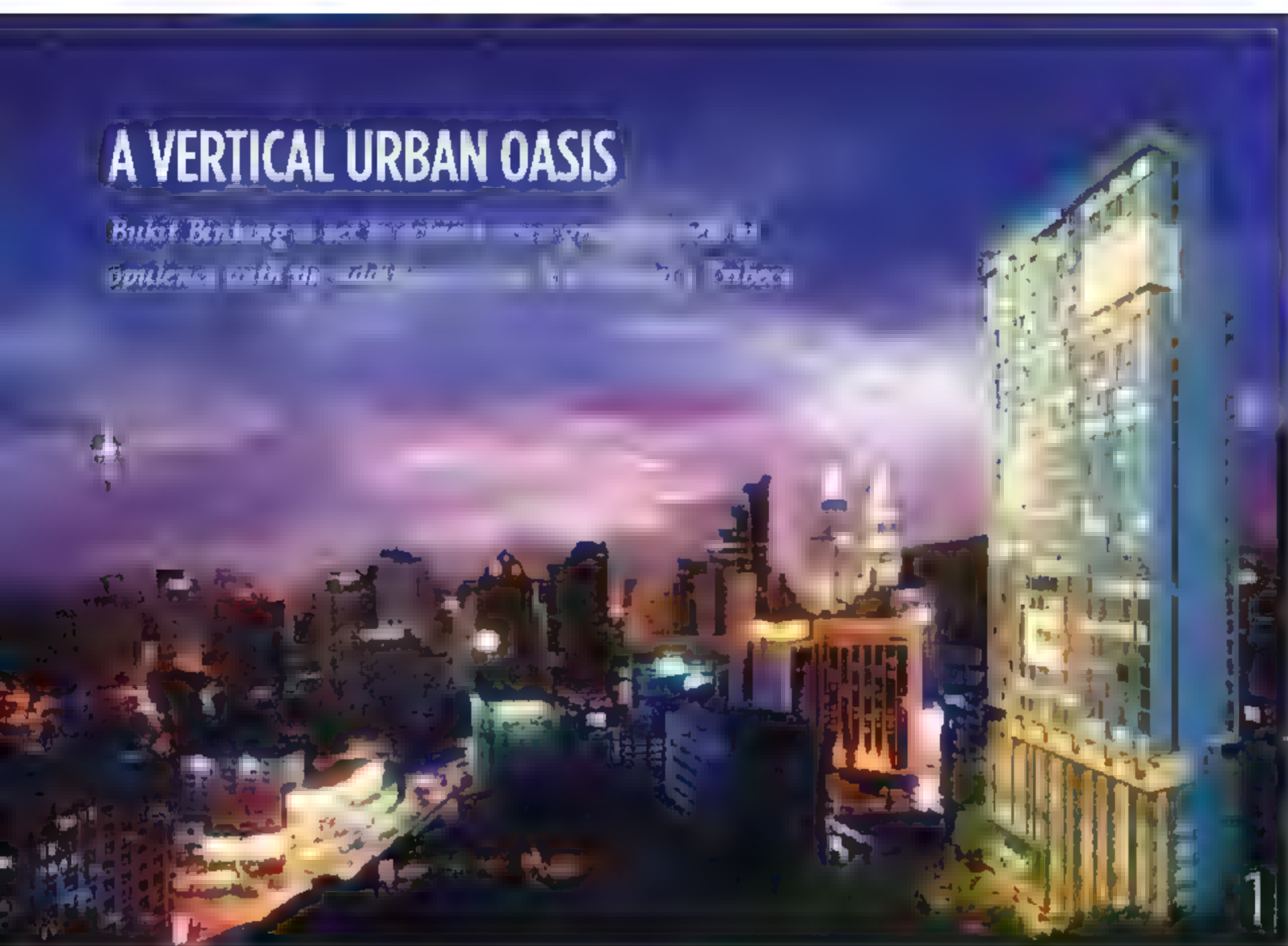
While other countries such as Japan and China, Hong Kong, Taiwan, Singapore and other ASEAN countries are controlling the fluctuations of property prices in their home markets, Malaysia on the other hand has introduced a policy through the Iskandar Regional Development Authority that has attracted huge foreign investments and elevated the property industry in the country to a whole new level. 📍



- 1 Infinity pool with seaview
- 2 Country Garden Holdings Regional President (Malaysia) Kayson Yuen
- 3 Country Garden Holdings Regional General Manager (Malaysia) Cheung Chung Leuk
- 4 Country Garden Danga Bay project's model structure

A VERTICAL URBAN OASIS

Buket Bintang is a new urban development in the heart of Kuala Lumpur, Malaysia. It is a vertical urban oasis that combines modern architecture with lush greenery and a vibrant community.



The latest high-rise development in the heart of Kuala Lumpur is a vertical urban oasis that combines modern architecture with lush greenery and a vibrant community. The development, known as Bukit Bintang, is a new urban development in the heart of Kuala Lumpur, Malaysia. It is a vertical urban oasis that combines modern architecture with lush greenery and a vibrant community.

iProperty.com: What was the inspiration behind the name and concept of the development? **Low Su-Ming:** The development was inspired by the challenges of urbanisation. Urbanisation is a challenge that many Asian cities are facing today, and for residents, the manifestation of expectations they have in regards to their quality of life is essential.

As a result, the development is designed to be a vertical urban oasis that combines modern architecture with lush greenery and a vibrant community.

The development is a vertical urban oasis that combines modern architecture with lush greenery and a vibrant community. The development is a vertical urban oasis that combines modern architecture with lush greenery and a vibrant community. The development is a vertical urban oasis that combines modern architecture with lush greenery and a vibrant community.

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this experience here in a single word and only, Tribeca will create

IP: What are Tribeca's core features?

Low Su-Ming: Tribeca is a modern lifestyle full length infinity swimming pool, a new residential lifestyle, new and modern. Where the first floor is a public space, the second floor is a private space, and the third floor is a private space. The first floor is a public space, the second floor is a private space, and the third floor is a private space. The first floor is a public space, the second floor is a private space, and the third floor is a private space.

However, the first floor is a public space, the second floor is a private space, and the third floor is a private space. The first floor is a public space, the second floor is a private space, and the third floor is a private space. The first floor is a public space, the second floor is a private space, and the third floor is a private space. The first floor is a public space, the second floor is a private space, and the third floor is a private space.

The Zen pod is where residents can indulge in some tranquillity and soul-searching or practice Yoga, Tai Chi and other similar

activities. The dining and lifestyle aspects are more and more embodied in the modern and modern lifestyle, and the modern lifestyle is more and more embodied in the modern and modern lifestyle.

and as an extension of each resident's living area, the living space is everyone's first choice for a home and relax. The living space is everyone's first choice for a home and relax. The living space is everyone's first choice for a home and relax. The living space is everyone's first choice for a home and relax. The living space is everyone's first choice for a home and relax.

IP: How has the response been for Tribeca?

Low Su-Ming: It has been very positive. Even before we launched the first tower in the first quarter of 2014, we had already received a lot of bookings. A majority of these bookings came from foreign investors such as from China, Taiwan, Hong Kong and Singapore.

IP: What is Low Yat Group's continued role in the development of the Bukit Bintang area?

Low Su-Ming: The Low Yat Group has grown together with Malaysia since the country achieved independence, and we have become synonymous with the evolution of Bukit Bintang into what it is today. This area has been at the heart of the group's operations for more than seven decades, and I am proud to say that Tan Sri Lee Yock Koh's legacy continues even to today.

and as a significant landmark in the Bukit Bintang area, it will be a truly iconic and worthy addition to the skyline of the Kuala Lumpur city. The project will create a new landmark for the future of Bukit Bintang.

1. Tribeca
2. Tribeca
3. Tribeca

Show Room ready for viewing

Show Gallery: 201 Jalan Ampang, Kuala Lumpur

Enquiries/RSVP: 03-2618 8888

Website: www.tribecakl.com





you wanted to selectively turn on the lights in the house, but was discouraged because it was difficult, requires a lot of wall hacking and too expensive?

You don't need a PhD or spend a lot of money to make your home smart. SENZO smart switch system makes life simple and practical. With all the state of the art technology embedded in the smart switch system, it is actually the practicality and the simplicity of use to the consumers that are the pinnacle of success to SENZO smart switch system.

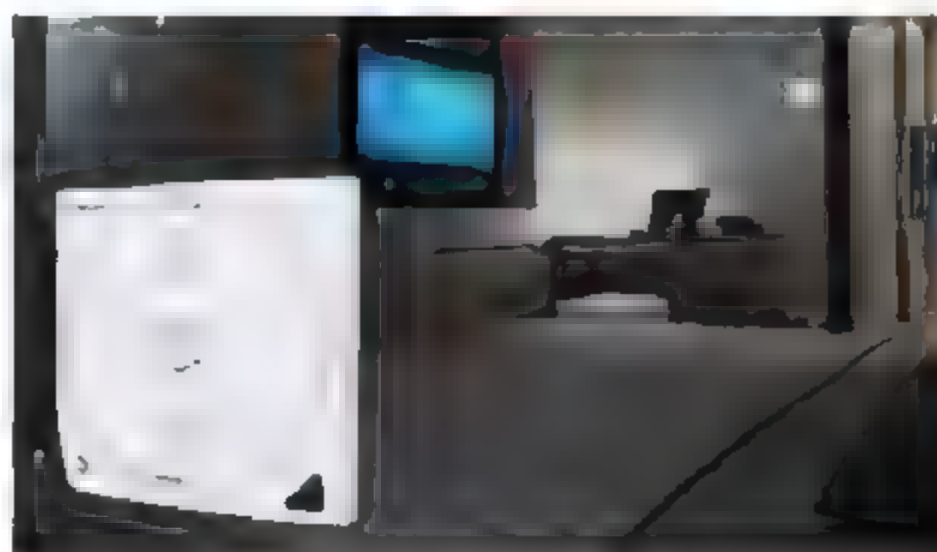
SENZO Smart Switch System

One of the latest inventions that would make every discerning homeowner sit up and take note is a smart switch that is user friendly, energy saving and cost effective. With SENZO switches, we are seeing the advent of the smart switch. One that comes with remote control capabilities that can be programmed to turn on the lights and control dimness of lighting.

The switches also come with 24-hour timer and delay timer. The recently launched, 2nd generation, SENZO 2 series of smart switches and accessories are a system with lighting control, turn on lights when alarm system is triggered, wireless sensors, energy saving, hand-held remotes, internet connectivity, PC software and smart phone apps that offer global access from anywhere in the world.

What SENZO Smart Switch can do for you ?

Have you ever wished that you have told your electrician to install a switch in the master bedroom to control the lights for outside perimeter of your house or to control the autogate during renovation but never did? Or when your alarm sounded,



Why SENZO Smart Switch ?

Simple to install. Replace your existing switches with SENZO smart switches without the need to rewire your whole house. The beauty of this system is its flexibility. Home owners can start small, with just a few switches, and as their needs arise they can expand by adding switches, remote controls, wireless sensors or other accessories as required.

The elderly or those preferring to stick to the old way of operating switches will also find the system user-friendly as it can work like a normal on-off switch

The smart switch is also able to provide safety against wet hands dirt and direct sunlight as it has UV protection to ensure long-term usage and can be used as night light because of its dimming mode

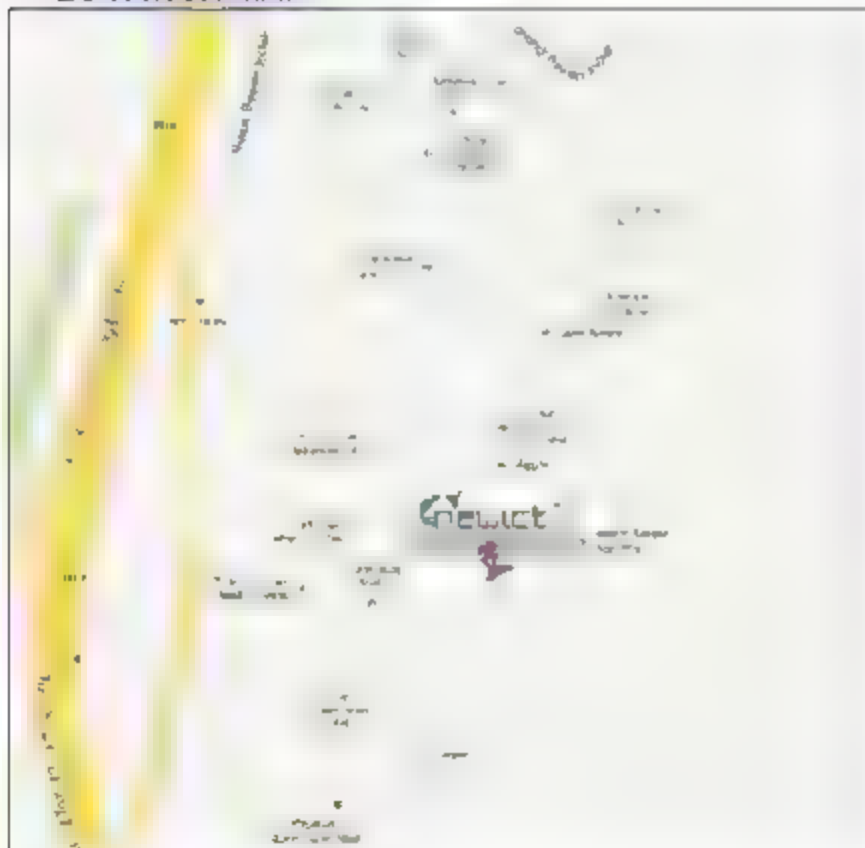


Applications

Where to use SENZO Smart Switch ?

There are many applications for smart switch as it can be used in hotels factories, hospitals, shopping malls and even by developers in their projects. These switches are currently used in homes, offices and also at Adventist Vision Centre

LOCATION MAP



Designer of SENZO Smart Switch

Newict, established in 1995, has over 10 engineers focusing on the research and development of smart switches. The company holds 5 patents (approved and pending), 16 industrial designs and 8 trademarks. Located in Bayan Bay, Penang, the company is also TUV SO 9001 2008 certified

SENZO 2 Authorized Resellers in

Penang

- Eberlamp Lighting House, Krystal Point & Dato Kramat Road
Office Tel: 04 - 642 0258
Tel: 012-488 0386 (Alex Cheng)
- TST Letrik Sdn Bhd, Kinta Lane
Office Tel: 04 - 226 0293
Tel: 012-409 7155 (Chris Tan)
- Lighthouse Solar & Lighting, Gembira Parade
Office Tel: 04 - 657 7100
Tel: 012-405 9775 (Ken Keh)
- Jia Dian Electrical Enterprise, Paya Terubong
Tel: 012-488 2995 (Kevin Lau)
- Kok Seng Electric, near Air Itam Market
Office Tel: 04 - 828 9099
Tel: 012-484 8767 (Enc Liew)
- Lite Zone, beside Megamall at Seberang Jaya
Office Tel: 04 - 397 5152
Tel: 012-599 6118 (Jaysen)

Kuala Lumpur

- Yokotachi Sales & Marketing, 3A, Jalan 6/11, Taman Komersia Pandan Indah
Office Tel: 03-893 29138
Tel: 019-3335614 (Philip Ng)

Contact

Newict Marketing (M) Sdn Bhd
49-2, Persiaran Bayan Indah,
Bayan Bay, 11900 Penang, Malaysia
Tel: (604) 642 9697
Fax: (604) 642 7698
Email: support@senzo.com.my
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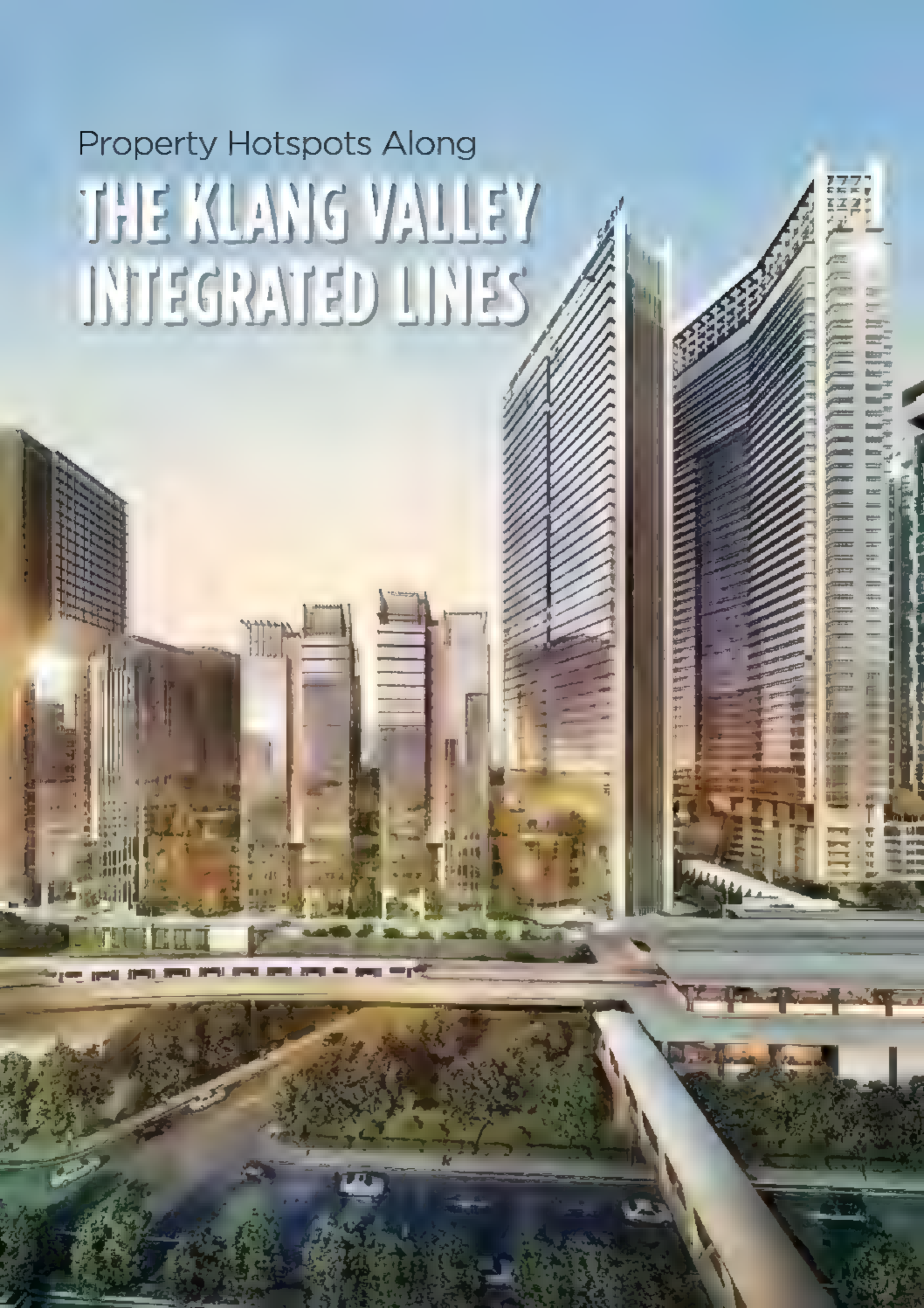
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Property Hotspots Along

THE KLANG VALLEY INTEGRATED LINES



KLANG VALLEY'S INTEGRATED TRANSPORTATION SYSTEM

Property.com highlights the current and upcoming railway and bus networks that will serve the Klang Valley and help make it a world-class metropolis.

BY ONG XIN YING

As with all other major cities of the world, the transportation system that winds through and connects the many parts of Klang Valley essentially serves as its veins, allowing urbanites to travel into and within it via road or rail. While this system's reliability is a point of contention among the public with the average use of public transportation in KL standing at alarmingly low percentages, the upcoming Mass Rapid Transit (MRT) system is aimed at improving the city's rail connectivity by connecting existing rail networks, making public transportation a more viable option for residents of the city.

MRT SYSTEM

The Mass Rapid Transit (MRT) is a railway system used for public transport which is capable of carrying large numbers of people quickly within an urban area. In Malaysia, the MRT will form a crucial part of Klang Valley's integrated rail network which consists of the Kelana Jaya LRT line, Ampang LRT line, KTM Komuter, monorail, KLIA Ekspres and KLIA Transit.

The MRT Line 1, otherwise called the Sungai Buloh-Kajang line or Blue Line, will connect Sungai Buloh to Kajang and pass through the city centre. The first phase of the MRT Sungai Buloh line, from Sungai Buloh to Semantan, will be in operations at the end of 2016, whereas the second phase from Semantan to Kajang will be operational at the end of July 2017.

The Circle line will be next MRT line. This has yet to be announced by the government.

RAPIDKL LIGHT RAIL TRANSIT

The RapidKL LRT system is comprised of two lines which are the Kelana Jaya Line and the Ampang Line. Considered one of the most important rail lines in the city as it links Kelana Jaya to Gombak, the Kelana Jaya line primarily serves the Petaling Jaya region and KL city centre as well as the southwest and central areas of the city. The Ampang line is comprised of two sub-lines, formerly known as the Ampang line and Sri Petaling Line, which meet at Chan Sow Lin and end at Sentul Timur in the north.

EXTENSION LRT LINES

The Kelana Jaya LRT extension line will commence from Lembah Subang – Kelana Business Centre, through Subang USJ, Alam Megah and ending at the hub in Putra Heights. The proposed line will consist of 13 new stations and approximately 17km of guideway.

The Ampang LRT extension line will commence from the present Sri Petaling station, passing through Puchong, Kinrara and ending at the hub in Putra Heights. The proposed line will consist of 13 new stations and approximately 17.7km of guideway.

OTHER RAIL SYSTEMS

The KTM Komuter system is the oldest railway system in Malaysia and stretches beyond Greater KL but is also considered an important piece of the city's rail

network. It has three lines which are the Sentul-Port Klang Line, Rawang-Seremban Line and Rawang-Sungai Gadut Line.

A special standalone line, the KLIA Transit, has the primary purpose of connecting KL City Centre with the Kuala Lumpur International Airport (KLIA), although it has three other stops in-between. Last but not least is the KL Monorail, which serves to connect KL City Centre with the metropolis' famed Golden Triangle area. All three of these lines converge at the Kuala Lumpur Sentral hub.

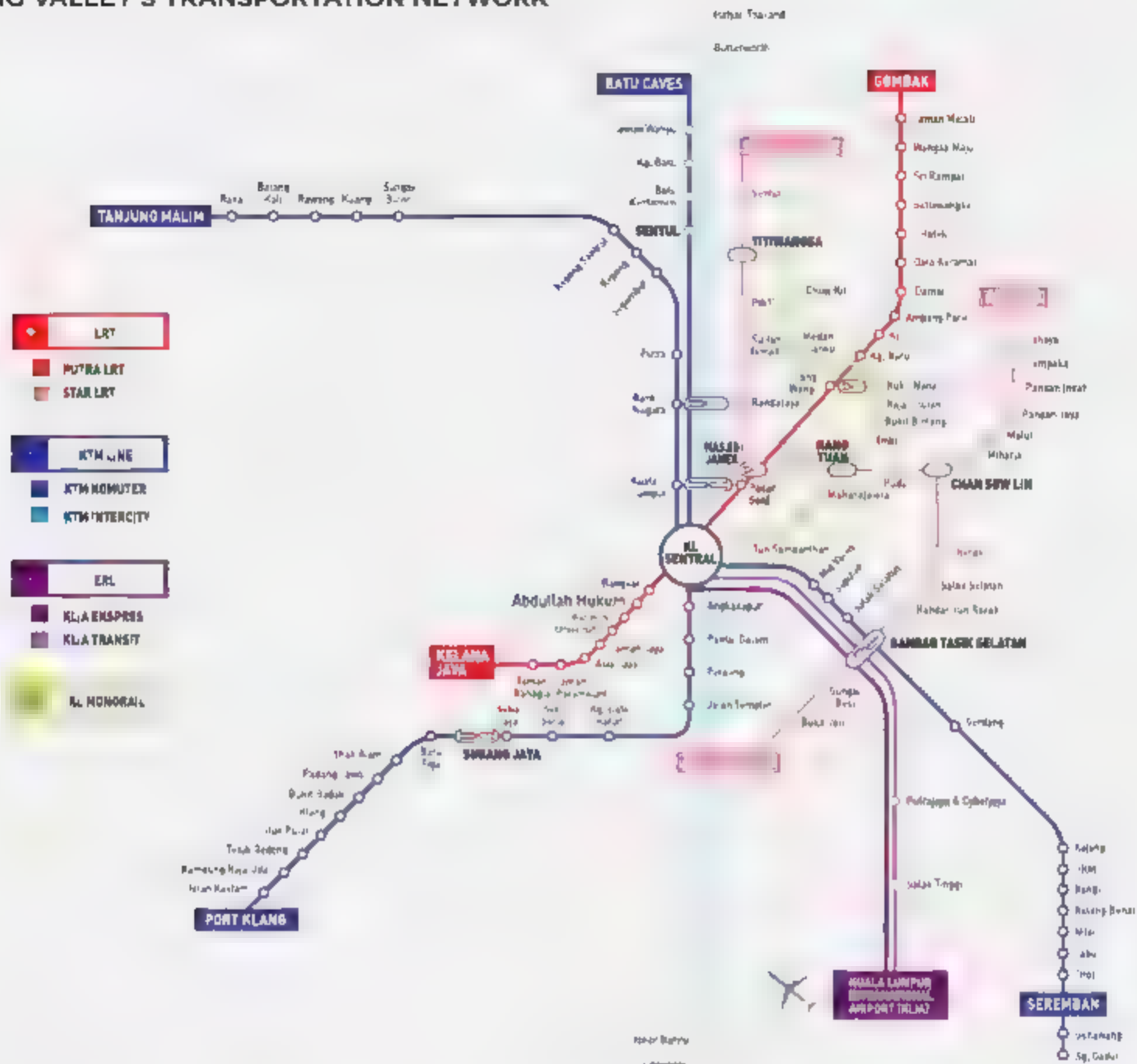
BUS RAPID TRANSIT

The Bus Rapid Transit (BRT) is a transit system currently in the works that will comprise separated bus-ways complete with modern stations and integrated pedestrian access, it will also offer feeder services, rapid boarding as well as high service frequency. It is under the purview of Syarikat Prasarana Negara Bhd.

Presently, the only line is the BRT-Sunway Line which will have seven stations linking commercial locations in Bandar Sunway and Subang Jaya. The project was awarded to Sunway Construction Sdn Bhd, a wholly owned subsidiary of Sunway Holdings Sdn Bhd, and is expected to be completed in March 2015.

The Bus Rapid Transit (BRT) Sunway Line runs on a dedicated elevated road for buses only which connects to 2 train stations – Setia Jaya KTM station and the

KLANG VALLEY'S TRANSPORTATION NETWORK

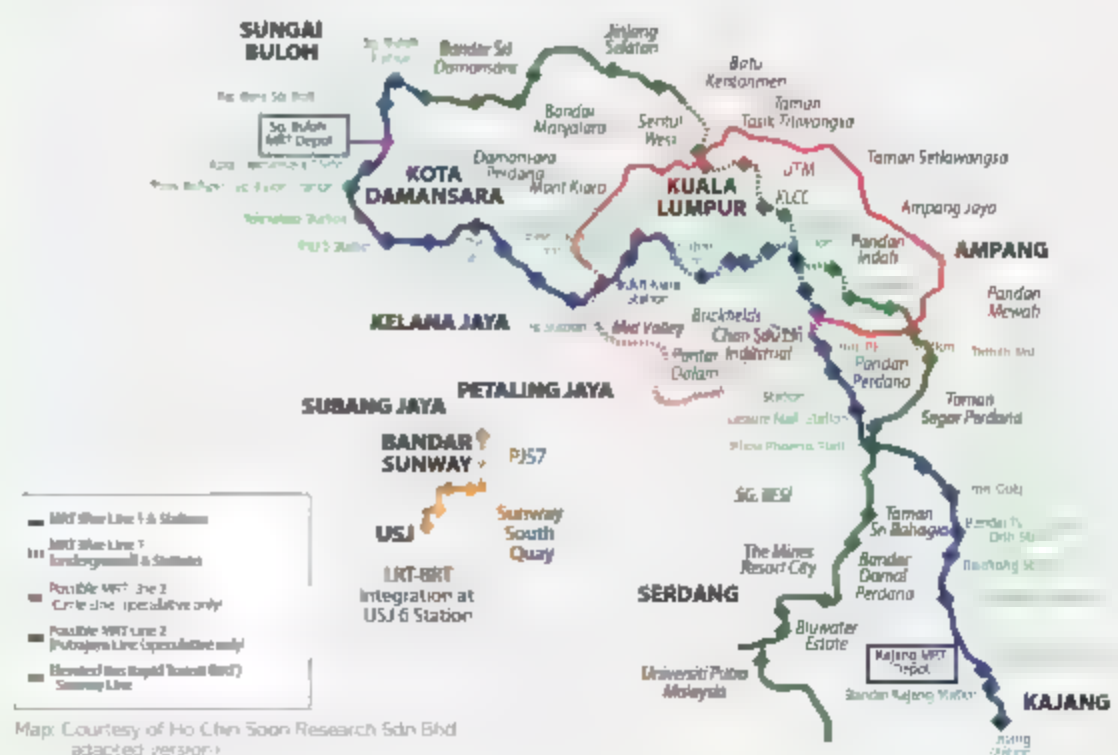


proposed LRT station at USJ 6, thus making the Klang Valley the proud owner of a comprehensive and integrated urban transport system at par to those available in developed countries.

EXISTING BUS SERVICES

The most used bus service at present is the RapidKL feeder bus system which is also the largest bus network in Malaysia. Metrobus Nationwide is the second largest feeder bus and feeder bus operator in Klang Valley, and there are several other smaller bus services that ply Greater KL as well. 📍

MRT AND THE PROPOSED ELEVATED BUS RAPID TRANSIT (SUNWAY LINE)



SOME PROPERTY HOTSPOTS ALONG THE KLANG VALLEY INTEGRATED LINES

1

TROPICANA GARDENS BY
TROPICANA CORPORATION BERHAD
Dataran

2

TROPICANA METROPARK BY
TROPICANA CORPORATION BERHAD
BATU TIGA STATION - KOMUTER LINE

3

DEVELOPMENT HOLDINGS BERHAD
EXTENSION LRT LINE &
SUNWAY BRT LINE

4

CON RESIDENCE BY MAH SING GROUP BERHAD

5

MAJESTIC BY PUO DEVELOPMENT HOLDINGS BERHAD
(PUDU STATION - LRT LINE)

6

MAJESTIC BY PUO DEVELOPMENT HOLDINGS BERHAD
(PUDU STATION - LRT LINE)

7

SUNWAY VELOCITY BY SUNWAY PROPERTY
COCHRANE AND MALURI ST
MALURI

8

MAJESTIC BY PUO DEVELOPMENT HOLDINGS BERHAD
(PUDU STATION - LRT LINE)

9

MAJESTIC BY PUO DEVELOPMENT HOLDINGS BERHAD
(PUDU STATION - LRT LINE)

Note: A detailed map of this integrated rail network is available at the Ho Chin Soon Research Sdn Bhd office







CHANGES BROUGHT ON BY GREATER KL'S INTEGRATED RAIL NETWORK

Enhancing Greater KL's connectivity through an integrated network of MRT/LRT & BRT lines will not only change the way KLites travel daily but will also have a strong bearing on the economic and social landscape of the city

CITY PROPERTY LANDSCAPE CHANGING RAPIDLY

Property.com spoke to three of Malaysia's leading property experts: James Tan, associate director of Raine & Horne; Evin Fernandez, managing director of Khong & Jaafar Group of Companies as well as Siva Shanker, president of the Malaysian Institute of Estate Agents on the changes we can expect to the value of real estate in the areas surrounding the new rail lines.

All three experts specified areas close to the vicinity of new stations as potential property hotspots. According to Tan, these areas provide connectivity and accessibility by facilitating the easy movement of people and goods. They improve

the connectivity of regions and communities while providing a more efficient mode of transportation.

WHAT IS CONSIDERED CLOSE?

Fernandez believes that commuter rail stations have a high visibility as well as upper and lower middle-class residential properties which are between 10-15 minutes walk from the stations will benefit the most.

According to Shanker, studies show that walking 500 metres from a station is the absolute threshold for Malaysia's humid climate. For distances greater than that, he said commuters will drive and park at the stations. Both Shanker and Tan raised the issue of the lack of parking spaces to accommodate the expected increase in commuters

as a factor that impacted the commercial value of properties in surrounding areas.

Tan cited the current parking problems experienced at the Keana Java LRT station as a clear example. He said given the limited number of parking spaces available at the station, commuters resort to parking in the commercial areas around the station, causing traffic congestion throughout the day.

This has inadvertently affected the property values in these areas. Shanker also highlighted the need to establish the necessary public transportation infrastructure to encourage rail travel. He said it was necessary to have parking areas which are safe and secure as commuters who find it hard to park their cars would choose to drive instead of using the MRT/LRT services.

GREATER KL'S EMERGING PROPERTY HOTSPOTS

Property.com had the opportunity to sit down with two of the country's notable industry experts to gain greater insight into where exactly in the Klang Valley should property investors be focusing their interest. BY ANDREW TAN



*Ho Chin Soon, director of
Ho Chin Soon Research Sdn Bhd

INTEGRATED RAIL NETWORK CREATES OPPORTUNITIES FOR PROPERTY INVESTORS

Greater KL's integrated rail network is Malaysia's largest infrastructure project and is designed to increase the city's liveability and connectivity. It has also raised KL's profile as an attractive investment venue. Both James Tan, associate director at Raine & Horne, and Ho Chin Soon, director of Ho Chin Soon Research Sdn Bhd, a property information company that provides data on land use and ownership to those in the real estate industry, were quick to draw our attention to rising hotspots along the Greater KL's integrated MRT/LRT and BRT lines.

MRT LINE 1 (BLUE LINE)

The city's integrated rail network consists of three key MRT lines, namely the MRT Blue Line 1 and two other MRT lines as speculated by Ho Chin Soon: MRT Putrajaya Line 2 and

the MRT Circle Line 3, as well as an extension of our current LRT lines and the monorail BR1 Line. The MRT Blue Line 1 starts from Sungai Buloh, which is located to the northwest of KL, runs through the city center of KL and ends in Kajang, located to the south-east of KL, stretching over 31 stations.

MRT LINE 2 (PUTRAJAYA LINE)

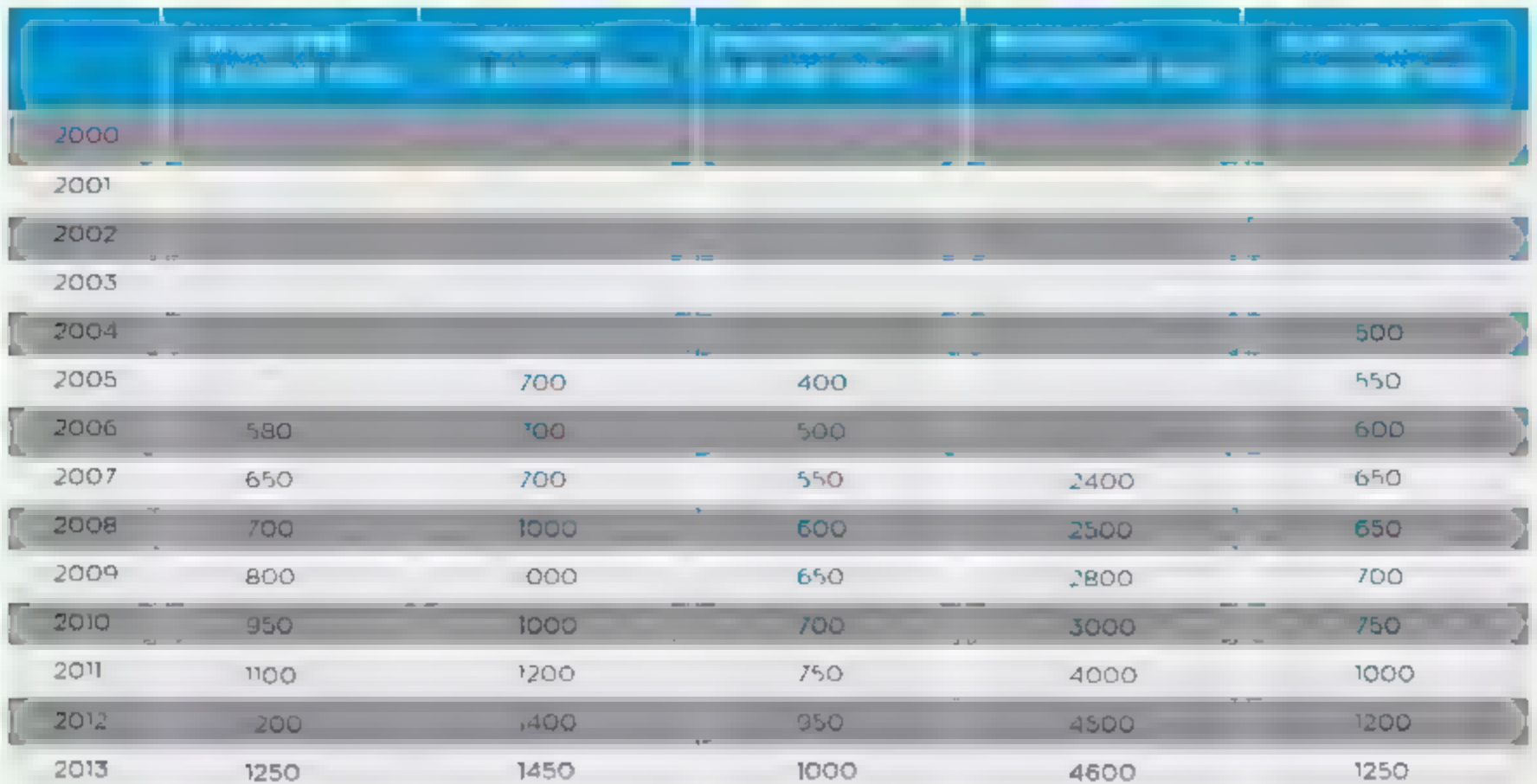
The MRT Putrajaya Line 2 connects Sungai Buloh to Kepong and runs to Jinjang, Sg Mas building in Batu Lima Jalan Ipoh, then to the YTL station in Sentul before making its way to Titiwangsa, Kg Baru, KLCC, The Platinum Park before going to the Tun Razak Exchange (Pasar Rakyat) before heading to Cheras South, the Alam Damai Area and very likely Seri Kembangan and Serdang before reaching Putrajaya.

MRT LINE 3 (CIRCLE LINE)

The MRT Circle Line 3 covers hotspots surrounding KLCC, Jalan Bukit Bintang, the new KL financial district in Dataran Perdana, KL EcoCity, Pusat Bandar Damansara and Sentul.

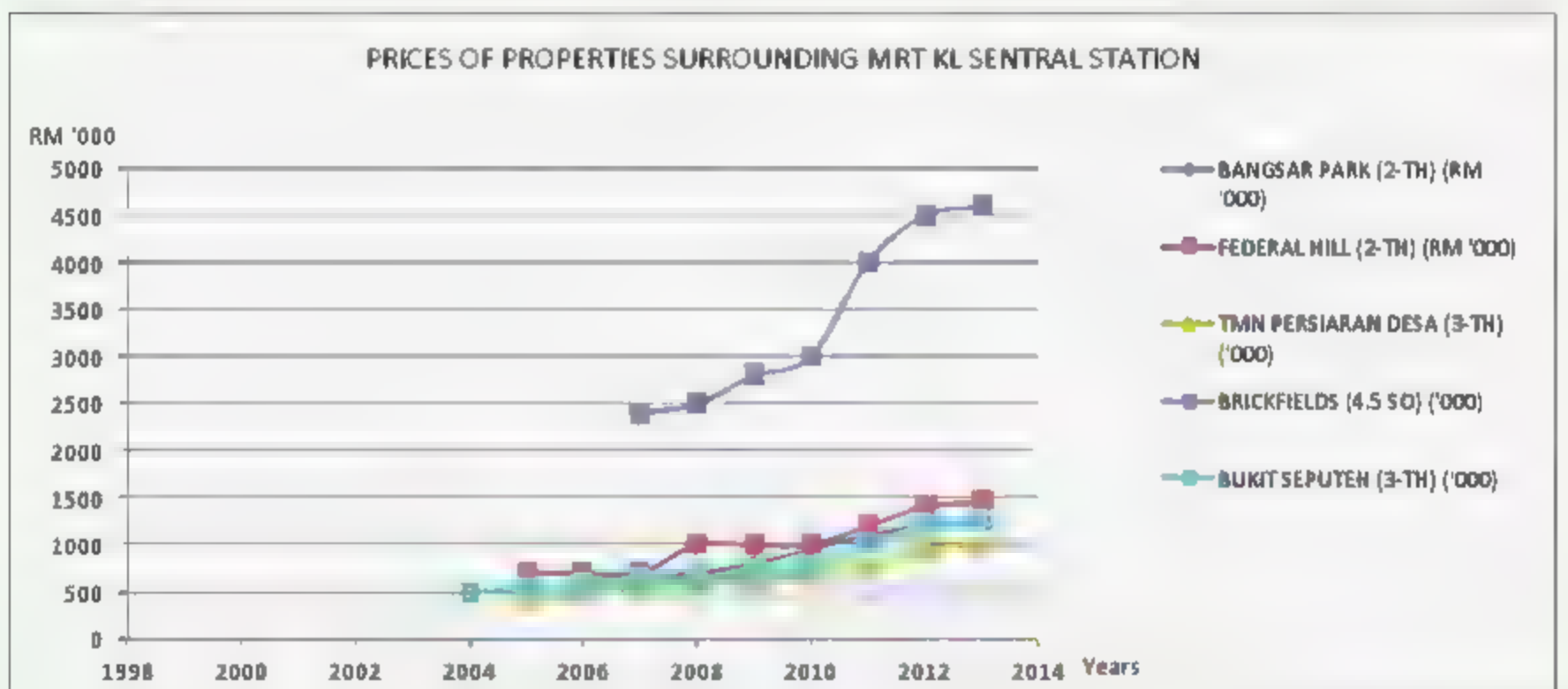
Orbital movements in KL will be addressed by the provision of a Circle Line 3. Ho

KL SENTRAL STATION



Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
2000														
2001														
2002														
2003														
2004														500
2005														700
2006														580
2007														650
2008														700
2009														800
2010														950
2011														1100
2012														1200
2013														1250

Courtesy of Raine & Horne



Courtesy of Raine & Horne

expects the Circle Line to start from Sentul, near YTL's and bank, before heading to Naza TTDI Sdn Bhd KL metropolis mega mixed use development in Jalan Duta. This is to the south of KL Metropolis which then goes to Mont'Kara. Then the line may head down along the highway near the Science Centre, the equestrian club and then there will be an interchange with the MRT Blue Line. The line will pass by the University Malaya land with the possibility of a MRT station here

as some parts of the land have not been developed yet

Then the line will head near KL Eco City although it does not go through Eco City. It will pass near Mid Valley Megamall and near RTM's proposed Media City. It will go south along the area of the Pantai constituency, passing through Bangsar South and Kampung Kerinci. Then the line will cut through along the Klang River to Old Klang Road where the Scots Garden

s It will stretch along Pantai Highway to Sg Besi, then head to the south of the Sg Besi military airport.

After that, the line will proceed to the east where there will be an interchange with the Putrajaya line at Taman Muda. The MRT line is then expected to join the existing

LRT line to Pekan Ampang and Ampang Point before heading back to Sentul.

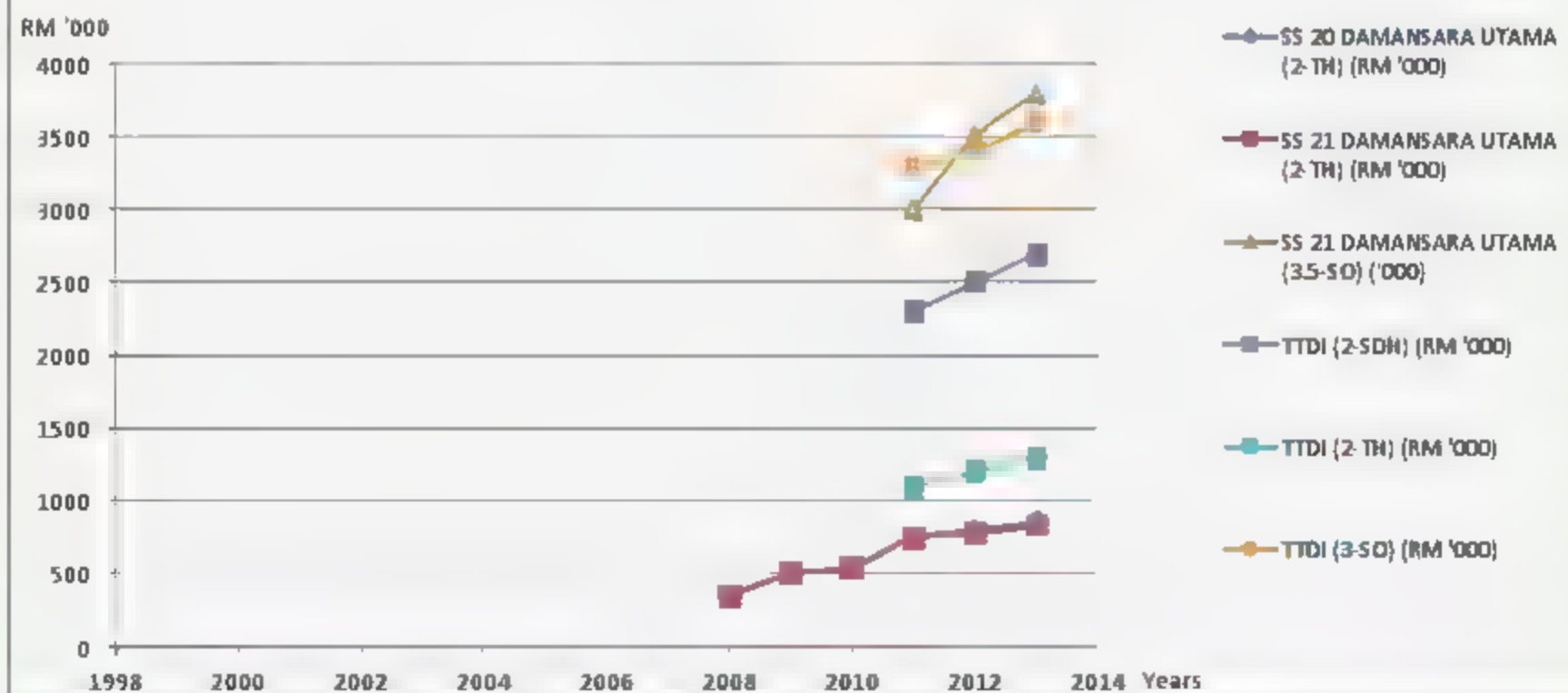
Key areas identified as property hotspots for investors along the MRT Blue Line 1 are Taman Muda and Cheras South where there is an interchange between the MRT Line 1 and Putrajaya Line. He

TTDI STATION

	Damansara Utama (RM '000)	SS 20 Damansara Utama (2 TH) (RM '000)	SS 21 Damansara Utama (2 TH) (RM '000)	SS 21 Damansara Utama (3.5-50) (RM '000)	TTDI (2-SDH) (RM '000)	TTDI (2-TH) (RM '000)	TTDI (3-50) (RM '000)
2000							
2001							
2002							
2003							
2004							
2005							
2006							
2007							
2008			350				
2009			500				
2010			550				
2011	750	750	3000	2300	1100	3300	
2012	800	780	3500	2500	1200	3400	
2013	850	830	3800	2700	1300	3600	

Courtesy of Raine & Horne

PRICES OF PROPERTIES SURROUNDING MRT TTDI STATION



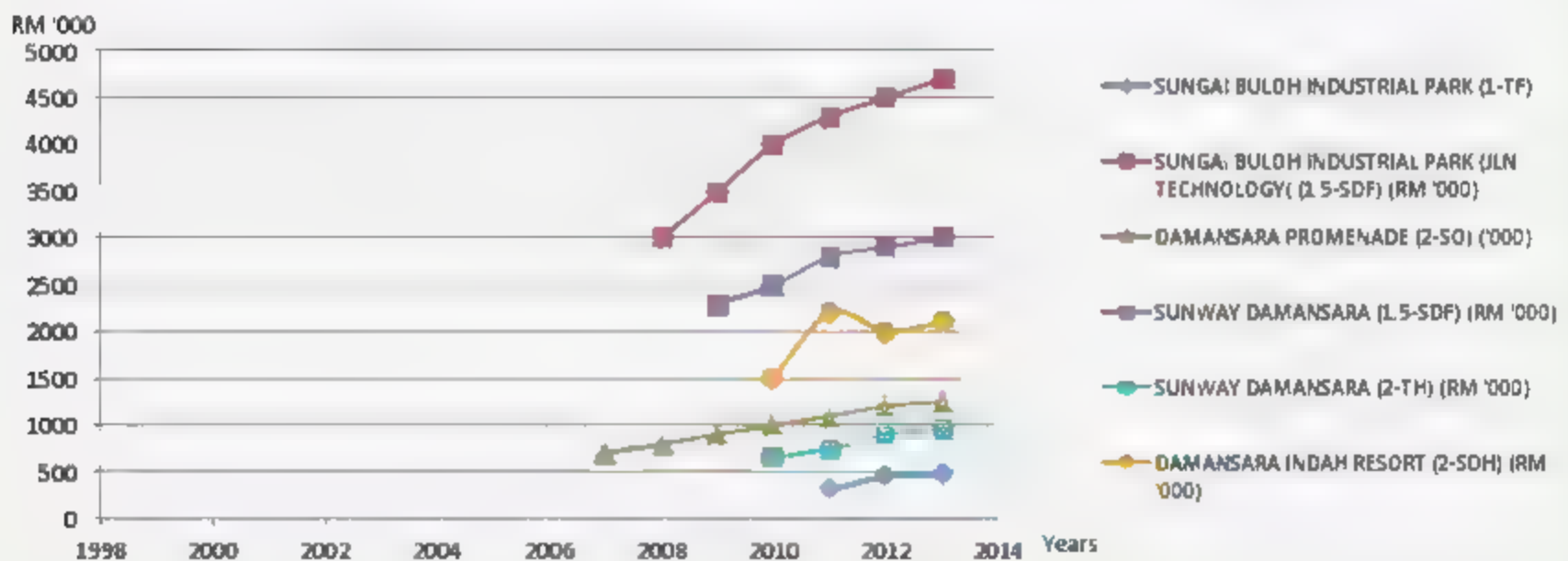
Courtesy of Raine & Horne

TECHNOLOGY STATION

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Damansara Indah Resort (2-Sch) (RM '000)														
Sunway Damansara (1.5-SDF) (RM '000)														
Sunway Damansara (2-TH) (RM '000)														
Damansara Promenade (2-SO) ('000)														
Sungai Buloh Industrial Park (Jln Technology) (2.5-SDF) (RM '000)														
Sungai Buloh Industrial Park (1-TF)														
								700	3000	3500	4000	300	450	470
									900	900	1000	1100	1200	1250
										2300	2500	2800	2900	3000
											650	750	900	950
											1500	2200	2000	2100

Courtesy of Raine & Horne

PRICES OF PROPERTIES SURROUNDING MRT TECHNOLOGY STATION



Courtesy of Raine & Horne

annually over and above the annual yearly increase," he said.

BRT SUNWAY LINE

The BRT Sunway line is described by Tan as an excellent project as the BRT stations are linked to most stations. He said the infrastructure will increase the value of commercial and residential properties along the line. The proposed LRT-BRT integration at USJ 6 station and the proposed KTM

BRT integration at Setia Jaya Station, he said, will help accessibility as it is a fairly high density area.

The property investment outlook in the areas identified by the experts certainly looks positive especially as the construction of the integrated rail network is progressing at the projected pace. Many of the areas identified have already begun to show a steady rise in property prices.

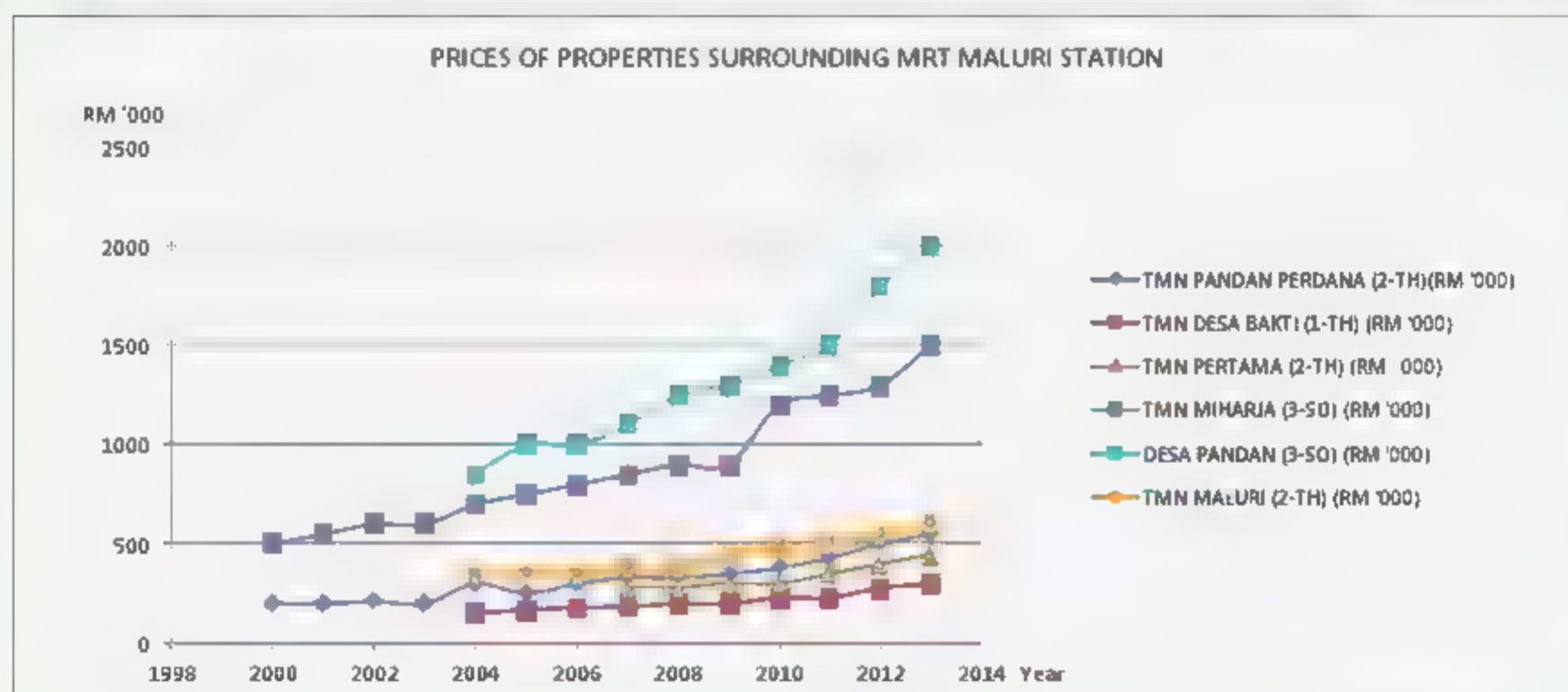
Ho summed it well when he said, "This is a good opportunity for both developers and buyers to invest and foresee good returns in the near future. The average growth for KL house price is 6.17% per annum in the last 22 years. Buyers can expect a good return on investment in a mere 5 years, once all the road and rail projects are completed."

**Ho Chin Soon is a Fellow of the Institution of Surveyors Malaysia and a registered with the Board of Valuers, Appraisers and Estate Agents Malaysia*

MALURI STATION

	TMN Pandan Perdana (2-TH) (RM '000)	TMN Desa Bakti (1-TH) (RM '000)	TMN Pertama (2-TH) (RM '000)	TMN Miharja (3-SO) (RM '000)	Desa Pandan (3-SO) (RM '000)	TMN Maluri (2-TH) (RM '000)
2000	200				500	
2001	200				550	
2002	210				600	
2003	200				600	
2004	300	150			700	850
2005	250	170			750	1000
2006	300	180			800	1000
2007	350	185	280		850	1100
2008	330	200	280		900	1250
2009	350	200	300		900	1300
2010	380	230	300		1200	1400
2011	450	230	350		1250	1500
2012	500	280	400		1300	1800
2013	550	300	450		1500	2000

Courtesy of Raine & Horne



Courtesy of Raine & Horne

Disclaimer: The opinions stated in the article above are solely of the two industry experts quoted namely James Tan of Raine & Horne and Ho Chin Soon of Ho Chin Soon Research Sdn Bhd and are not in any form an endorsement or recommendation by Property.com. Readers are encouraged to seek independent advice prior to making any investment decisions.

KL ECO CITY – A VISION OF THE FUTURE

With the rapid urbanisation of Klang Valley, KL Eco City is making headway in introducing world class innovation and comprehensive integration to the metropolis.

KL Eco City is situated at the epicentre of matured precincts - Mid Valley, Pantai and Bangsar - with a vast selection of ready amenities and business networks within the vicinity that will encourage the spill-over of successful ventures and opportunities.

KL Eco City is also designed to meet the demands of the future as its concept founded on three core pillars of success: integration, connectivity and sustainability. Positioned on 25 acres of prime land in one of KL's hottest localities, this self-contained development features green elements complemented by prime commercial offices, upmarket retail, world-class residential towers and a luxury hotel.

AN INTEGRATED MASTER PLAN

Housing more than 10,000 residents, KL Eco City comprises three residential towers, three corporate towers, twelve boutique office blocks, one strata office tower and to complete the mix, a hotel and a four-storey retail mall. With more than 60% of the entire development dedicated to commercial office space, KL Eco City is poised to

become a new focal point of business, corporate and residential activities in the Klang Valley.

While all the other offices are sold on an en-bloc basis, the only tower offering strata suites has already achieved 100% take-up rate. As such, when one of the twelve quadrant blocks of boutique offices aptly named Pillar 12 was launched, it was a resounding success. The four-storey retail mall with an grand lobby and multiple retail entrances. Comprising 100,000 sq ft of office floors, the built-up area of the development is a testament to the vision of a sustainable, integrated and connected urban environment.

- 1 The pick-up and drop-off lobby of the KL Eco City Boutique Offices adjoined with the development's retail mall, ensuring seamless connectivity and convenience for the public.
- 2 The double-height rooftop viewing platform of each Boutique Office block features a double-height rooftop viewing platform.





2

RAE will provide a Super Model to transport within the needed, ranging from the existing ARA, at Hiram LRT, taking into account the degree of the new KTM, more that 100% of the completed, and the future to the extended, through the extended system, near MAF station. The new, note that, the water level, the road to the station, the road.


An aerial photograph of a large, circular, landscaped area, possibly a park or plaza, featuring a central fountain and surrounded by modern buildings and greenery. The area is characterized by a large, circular, landscaped area with a central fountain, surrounded by modern buildings and greenery. The image shows a high-angle view of a large, circular, landscaped area, possibly a park or plaza, featuring a central fountain and surrounded by modern buildings and greenery. The area is characterized by a large, circular, landscaped area with a central fountain, surrounded by modern buildings and greenery.

[illegible][illegible]



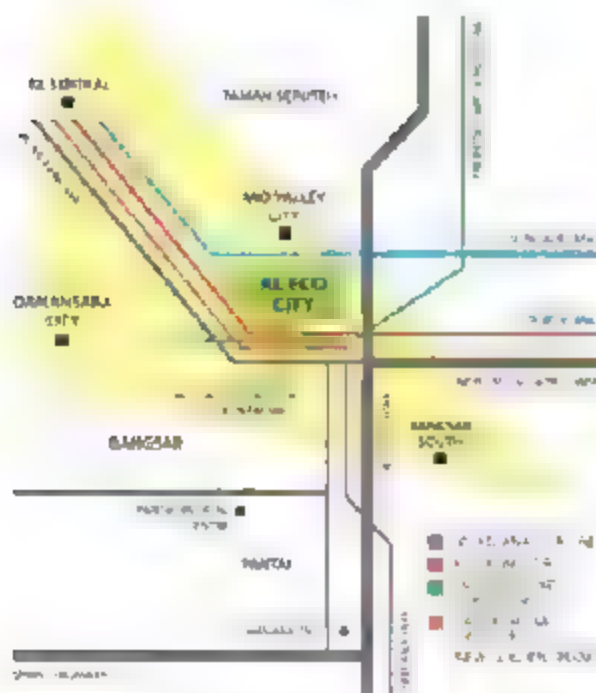
to meet the criteria of Malaysia's Green Building Index (GBI) certification.

The entire development is connected via manicured landscaped podiums, open green spaces, covered pedestrian links and retail hubs. To complete the project, a covered pedestrian bridge will further connect KL Eco City to The Gardens and Mid Valley, creating a highly connected environment that will attract a new generation of professionals who enjoy the flexibility and

advantages of living, working, learning and playing within an integrated place. 

- 3 Actual photography of KL Eco City's progress as of Aug 2017
- 4 The Central Hub connects KL Eco City's Integrated Rail Hub and the pedestrian link bridge to Mid Valley City / The Gardens
- 5 PILLAR 12 towers above a vibrant community of commercial, retail and festive activities
- 6 Artist's impression of KL Eco City as viewed from Bangsar

LOCATION MAP



PROJECT LISTING

QuickPro No. NC 2945
 Project Name: Pillar 12 @ KL Eco City
 City: Bangsar, Kuala Lumpur
 Property Type: Mixed-Use Integrated Development
 Land Title: Commercial
 Tenure: Leasehold
 Land Area: 25 acres
 Built Up: 3,000 sq ft - 4,300 sq ft
 Listing Price: From RM4,000,000 - RM6,000,000
 Expected Date of Completion: 3rd Quarter of 2016

Developer:

KL Eco City Sdn Bhd (785140-X)
 Setia International Centre, Lot 215
 Pantai Baru, Jalan Bangsar
 Bangsar 59200 Kuala Lumpur
 Phone: (603) 2287 5522
 Fax: (603) 2287 5225
 Website: www.kleco.city.com.my



PI Development Holdings Berhad delivers an exciting residential-cum-retail haven that brings the arts and green living to life in Subang USJ.



$\frac{1}{x^2} = x^{-2}$

$$= -2x^{-3} \cdot (-\frac{1}{x^4})$$

$$= \frac{2}{x^7}$$

$$\frac{d}{dx} \left(\frac{1}{x^2} \right) = \frac{2}{x^7}$$

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... the development of the

The Summit USJ Subana

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 Tech, and his former Med ca
 Tech.

Department of Economics
University of New South Wales
Sydney, New South Wales
Australia

- **Recreation** – bang R a
Recreation Park Ke ab Gof
Bang R a bang R a bang R a
Bang R a Theme Park

... combination of home and work or
... work homes

The Residenz's units feature 1 and 2 bedrooms (650 sq ft) 3 + 1 bedrooms (1,360 sq ft to 1,425 sq ft), 1 1/2 + 2 bedrooms (780 sq ft to 950 sq ft), 2 + 2 bedrooms (1,050 sq ft to 1,250 sq ft), 3 + 2 bedrooms (1,360 sq ft to 1,425 sq ft), 4 + 2 bedrooms (1,650 sq ft to 1,750 sq ft), 5 + 2 bedrooms (1,950 sq ft to 2,050 sq ft), 6 + 2 bedrooms (2,250 sq ft to 2,350 sq ft), 7 + 2 bedrooms (2,550 sq ft to 2,650 sq ft), 8 + 2 bedrooms (2,850 sq ft to 2,950 sq ft), 9 + 2 bedrooms (3,150 sq ft to 3,250 sq ft), 10 + 2 bedrooms (3,450 sq ft to 3,550 sq ft), 11 + 2 bedrooms (3,750 sq ft to 3,850 sq ft), 12 + 2 bedrooms (4,050 sq ft to 4,150 sq ft), 13 + 2 bedrooms (4,350 sq ft to 4,450 sq ft), 14 + 2 bedrooms (4,650 sq ft to 4,750 sq ft), 15 + 2 bedrooms (4,950 sq ft to 5,050 sq ft), 16 + 2 bedrooms (5,250 sq ft to 5,350 sq ft), 17 + 2 bedrooms (5,550 sq ft to 5,650 sq ft), 18 + 2 bedrooms (5,850 sq ft to 5,950 sq ft), 19 + 2 bedrooms (6,150 sq ft to 6,250 sq ft), 20 + 2 bedrooms (6,450 sq ft to 6,550 sq ft), 21 + 2 bedrooms (6,750 sq ft to 6,850 sq ft), 22 + 2 bedrooms (7,050 sq ft to 7,150 sq ft), 23 + 2 bedrooms (7,350 sq ft to 7,450 sq ft), 24 + 2 bedrooms (7,650 sq ft to 7,750 sq ft), 25 + 2 bedrooms (7,950 sq ft to 8,050 sq ft), 26 + 2 bedrooms (8,250 sq ft to 8,350 sq ft), 27 + 2 bedrooms (8,550 sq ft to 8,650 sq ft), 28 + 2 bedrooms (8,850 sq ft to 8,950 sq ft), 29 + 2 bedrooms (9,150 sq ft to 9,250 sq ft), 30 + 2 bedrooms (9,450 sq ft to 9,550 sq ft), 31 + 2 bedrooms (9,750 sq ft to 9,850 sq ft), 32 + 2 bedrooms (10,050 sq ft to 10,150 sq ft), 33 + 2 bedrooms (10,350 sq ft to 10,450 sq ft), 34 + 2 bedrooms (10,650 sq ft to 10,750 sq ft), 35 + 2 bedrooms (10,950 sq ft to 11,050 sq ft), 36 + 2 bedrooms (11,250 sq ft to 11,350 sq ft), 37 + 2 bedrooms (11,550 sq ft to 11,650 sq ft), 38 + 2 bedrooms (11,850 sq ft to 11,950 sq ft), 39 + 2 bedrooms (12,150 sq ft to 12,250 sq ft), 40 + 2 bedrooms (12,450 sq ft to 12,550 sq ft), 41 + 2 bedrooms (12,750 sq ft to 12,850 sq ft), 42 + 2 bedrooms (13,050 sq ft to 13,150 sq ft), 43 + 2 bedrooms (13,350 sq ft to 13,450 sq ft), 44 + 2 bedrooms (13,650 sq ft to 13,750 sq ft), 45 + 2 bedrooms (13,950 sq ft to 14,050 sq ft), 46 + 2 bedrooms (14,250 sq ft to 14,350 sq ft), 47 + 2 bedrooms (14,550 sq ft to 14,650 sq ft), 48 + 2 bedrooms (14,850 sq ft to 14,950 sq ft), 49 + 2 bedrooms (15,150 sq ft to 15,250 sq ft), 50 + 2 bedrooms (15,450 sq ft to 15,550 sq ft), 51 + 2 bedrooms (15,750 sq ft to 15,850 sq ft), 52 + 2 bedrooms (16,050 sq ft to 16,150 sq ft), 53 + 2 bedrooms (16,350 sq ft to 16,450 sq ft), 54 + 2 bedrooms (16,650 sq ft to 16,750 sq ft), 55 + 2 bedrooms (16,950 sq ft to 17,050 sq ft), 56 + 2 bedrooms (17,250 sq ft to 17,350 sq ft), 57 + 2 bedrooms (17,550 sq ft to 17,650 sq ft), 58 + 2 bedrooms (17,850 sq ft to 17,950 sq ft), 59 + 2 bedrooms (18,150 sq ft to 18,250 sq ft), 60 + 2 bedrooms (18,450 sq ft to 18,550 sq ft), 61 + 2 bedrooms (18,750 sq ft to 18,850 sq ft), 62 + 2 bedrooms (19,050 sq ft to 19,150 sq ft), 63 + 2 bedrooms (19,350 sq ft to 19,450 sq ft), 64 + 2 bedrooms (19,650 sq ft to 19,750 sq ft), 65 + 2 bedrooms (19,950 sq ft to 20,050 sq ft), 66 + 2 bedrooms (20,250 sq ft to 20,350 sq ft), 67 + 2 bedrooms (20,550 sq ft to 20,650 sq ft), 68 + 2 bedrooms (20,850 sq ft to 20,950 sq ft), 69 + 2 bedrooms (21,150 sq ft to 21,250 sq ft), 70 + 2 bedrooms (21,450 sq ft to 21,550 sq ft), 71 + 2 bedrooms (21,750 sq ft to 21,850 sq ft), 72 + 2 bedrooms (22,050 sq ft to 22,150 sq ft), 73 + 2 bedrooms (22,350 sq ft to 22,450 sq ft), 74 + 2 bedrooms (22,650 sq ft to 22,750 sq ft), 75 + 2 bedrooms (22,950 sq ft to 23,050 sq ft), 76 + 2 bedrooms (23,250 sq ft to 23,350 sq ft), 77 + 2 bedrooms (23,550 sq ft to 23,650 sq ft), 78 + 2 bedrooms (23,850 sq ft to 23,950 sq ft), 79 + 2 bedrooms (24,150 sq ft to 24,250 sq ft), 80 + 2 bedrooms (24,450 sq ft to 24,550 sq ft), 81 + 2 bedrooms (24,750 sq ft to 24,850 sq ft), 82 + 2 bedrooms (25,050 sq ft to 25,150 sq ft), 83 + 2 bedrooms (25,350 sq ft to 25,450 sq ft), 84 + 2 bedrooms (25,650 sq ft to 25,750 sq ft), 85 + 2 bedrooms (25,950 sq ft to 26,050 sq ft), 86 + 2 bedrooms (26,250 sq ft to 26,350 sq ft), 87 + 2 bedrooms (26,550 sq ft to 26,650 sq ft), 88 + 2 bedrooms (26,850 sq ft to 26,950 sq ft), 89 + 2 bedrooms (27,150 sq ft to 27,250 sq ft), 90 + 2 bedrooms (27,450 sq ft to 27,550 sq ft), 91 + 2 bedrooms (27,750 sq ft to 27,850 sq ft), 92 + 2 bedrooms (28,050 sq ft to 28,150 sq ft), 93 + 2 bedrooms (28,350 sq ft to 28,450 sq ft), 94 + 2 bedrooms (28,650 sq ft to 28,750 sq ft), 95 + 2 bedrooms (28,950 sq ft to 29,050 sq ft), 96 + 2 bedrooms (29,250 sq ft to 29,350 sq ft), 97 + 2 bedrooms (29,550 sq ft to 29,650 sq ft), 98 + 2 bedrooms (29,850 sq ft to 29,950 sq ft), 99 + 2 bedrooms (30,150 sq ft to 30,250 sq ft), 100 + 2 bedrooms (30,450 sq ft to 30,550 sq ft).

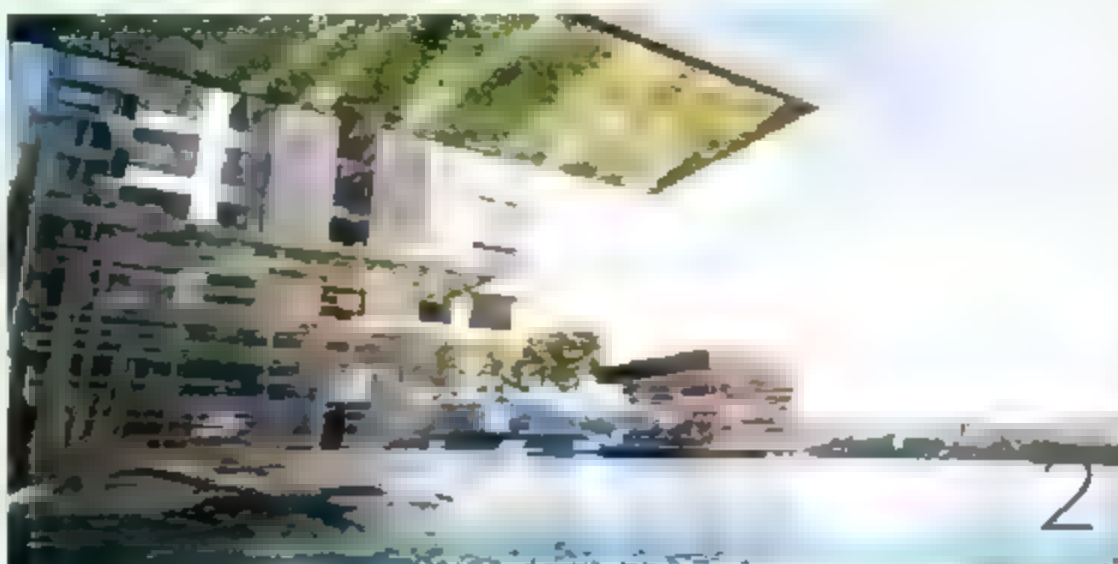
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The You brand is a new model
with a total 100% experience
that integrates 5 key elements:

- **Connectivity** – Easy accessibility via KESAS New Klang Valley Expressway (NKVE) New Pantai Expressway (NPE), Lebuhraya Damansara Puchong (LDP) and Federal Highway. You One is also short walking distances to the Sunway BRT station (targeted completion by 2014) and upcoming integrated LRT station (targeted completion by 2015).

- **Design** – YOU ONE is Green Building Index (GBI) certified. Hence, this development is the first in Subang Jaya to be built according to the GBI and it is also dedicated to an arts theme. The entrance or lobby elevators of the residential blocks are embellished with aesthetic paintings and vibrant wall murals. The journey through the building begins with a double volume grand lobby atrium space where the interior fuses with the garden outside. Cafe/bistro is allocated on this level and that creates a lively ambience that is surrounded by a reflective pool.

- **Living** – Residents have exclusive access to the Lifestyle Level, where they can unwind



2

while enjoying the Subang view from the sky gym, sky lounge, sky bar and infinity pool. The continuous flow of open-space between blocks is fused together by a series of courtyards and squares, and these common spaces are given a minimalist outlook that is embellished by lush landscaping.

- **Leisure** – Private condo facilities include infinity swimming pool, wading-cum-play pool, spa pool, reflexology path, outdoor gym, barbecue corner, multi-purpose court, squash court, sauna, bistro, cafe, mini library, games room, canopy garden, pool bar, pool decking, vertical green feature and many others.

- **Value** – The Residenz suites are priced at an affordable range from RM460,000 to RM1,552,000, while the SoHo units are available from RM540,000 to RM772,000.

With a gross development value (GDV) of RM270 million, You One is expected completion is in the first quarter of 2016. For details, call 03-2718 1707 or visit www.pjdprop.com.my/youone.

- 1 You One night facade
- 2 Cany over shelter pool deck

LOCATION MAP



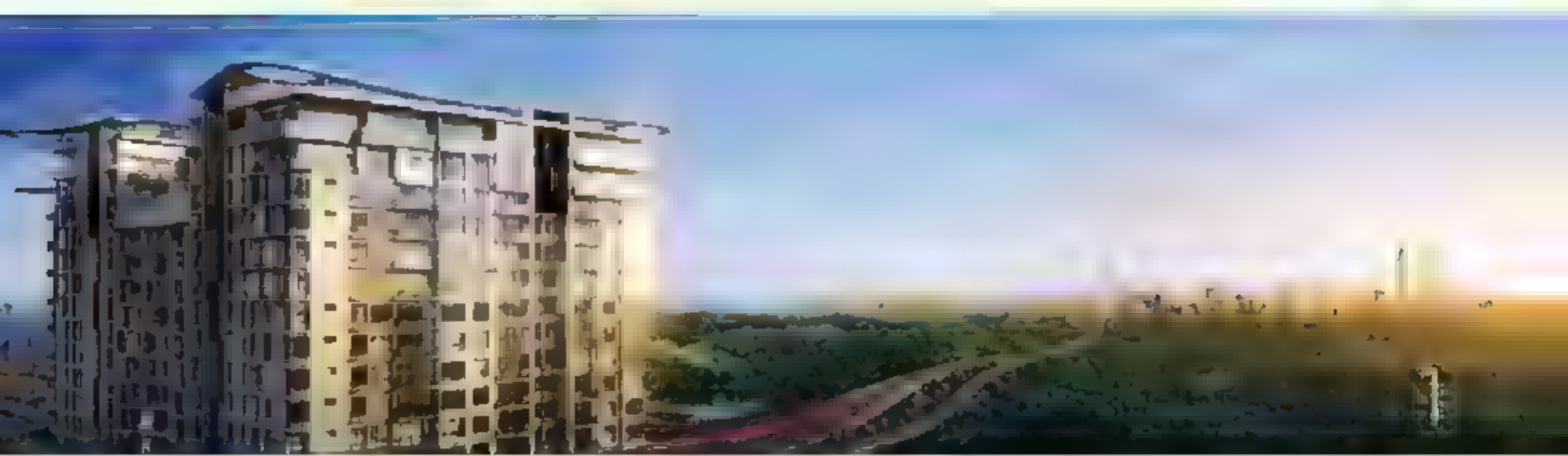
PROJECT LISTING

QuickPro No. NC2445
Project Name: You One @ Subang Jaya
City: USJ, Selangor
Property Type: Serviced Residence
Land Title: Residential
Tenure: Freehold
Land Area: 2.6 acre
Built Up: 650 sq ft - 2,790 sq ft
Listing Price: From RM443,000 - RM1,651,000
Expected Date of Completion: 1st Quarter of 2016

Developer:

PJD Landmarks Sdn Bhd (14378-A)
Lot No: S-00-06 & S-00-07 Ground Floor
Impian Meridian Commerz Shop
Jalan Subang 1, USJ 1, Subang Jaya 47600 Selangor
Phone: (603) 2718 1707
Fax: (603) 5891 6863
Website: www.pjdprop.com.my/youone





YOU CITY: A 20-ACRE MIXED DEVELOPMENT IN CHERAS THAT IS ALL ABOUT YOU

YOU City by PJ Development Holdings embodies a 'city-within-a-city' concept that will be developed in four phases; ideally located near the Taman Suntex MRT Station.

The 'YOU' living concept is something that PJ Development

embodies in its development. With a focus on providing a lifestyle that is all about you, the developer aims to create a community that is not just a place to live, but a place where you can thrive.

The true living concept is something that PJ Development embodies in its development. With a focus on providing a lifestyle that is all about you, the developer aims to create a community that is not just a place to live, but a place where you can thrive. The true living concept is something that PJ Development embodies in its development. With a focus on providing a lifestyle that is all about you, the developer aims to create a community that is not just a place to live, but a place where you can thrive.

The developer will be upgrading the roads and the surrounding

area's infrastructure for improved connectivity. The developer is also committed to providing a safe and secure environment for its residents, with 24-hour security and a well-maintained public space.

DELIVERING HAPPINESS

At YOU City, the developer is committed to delivering happiness to its residents. This is achieved through a combination of high-quality construction, modern amenities, and a strong sense of community. The developer is also committed to providing a safe and secure environment for its residents, with 24-hour security and a well-maintained public space.

PHASE ONE

Phase one of the development is currently under construction. It features a mix of residential and commercial units, as well as a large public space. The developer is committed to providing a safe and secure environment for its residents, with 24-hour security and a well-maintained public space.

Phase two of the development is also under construction. It features a mix of residential and commercial units, as well as a large public space. The developer is committed to providing a safe and secure environment for its residents, with 24-hour security and a well-maintained public space.

Phase three of the development is also under construction. It features a mix of residential and commercial units, as well as a large public space. The developer is committed to providing a safe and secure environment for its residents, with 24-hour security and a well-maintained public space.

PHASE TWO WELL-GUARDED GREEN DEVELOPMENT THAT PUSHES HEALTHY LIVING

Phase two of the development is also under construction. It features a mix of residential and commercial units, as well as a large public space. The developer is committed to providing a safe and secure environment for its residents, with 24-hour security and a well-maintained public space.

D'MAJESTIC IS IN GOOD COMPANY, WITH PROMINENT NEIGHBOURS ALL AROUND

D'Majestic is bound for greatness in the new affluent neighborhood of Pudu Corridor as the freehold development is close to four stations and several of KL's renowned landmarks and areas.



The ever-busy Jalan Pudu will be welcoming a grand new development that will further uplift the already rapidly changing area. PU Development (PUD) Holdings, a subsidiary of developer UEM, is building the Greater KL Freehold Development, a truly freehold development featuring a Freehold Tower, a Freehold Office Tower, a Freehold Residential Tower and a Freehold Commercial Tower.

CLOSE PROXIMITY TO KEY ATTRACTIONS

Launched in May 2012, this is the first freehold development in the key landmark in KL, including being 700m from the Tun Razak Exchange (Kuala Lumpur International Financial District - KL FD) which is a joint development between Malaysia Development Berhad and UAE's Majid Al Futtaim Development Company. D'Majestic is located within Greater

Kuala Lumpur, a key financial and commercial hub in the heart of the city. The development is situated in the Pudu Corridor, a key area for the city's future growth.

- Located in the heart of the city, the development is within walking distance of several key landmarks and attractions.
- The development is situated in the Pudu Corridor, a key area for the city's future growth.
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area, which is a key financial and commercial hub in the heart of the city.

The development is situated in the Pudu Corridor, a key area for the city's future growth. The development is within walking distance of several key landmarks and attractions.

A SELECTION OF PROMINENT STATIONS

Developments located near the MRT station will have a significant advantage. The development is situated in the Pudu Corridor, a key area for the city's future growth. The development is within walking distance of several key landmarks and attractions.

developments in the area and they are optimistic that there will be greater appreciation and regeneration efforts to come.

AN AMALGAMATION OF BRANDS AND NEW IDEAS

This RM200 million development will be managed by the reputable and renowned hotel manager and operator, Swiss-Garden International Sdn Bhd (SGI). Upon its completion in 2015, As for its architectural integrity, D'Majestic will be designed by an international, well-acclaimed and highly awarded firm, RPS Arkitek. The firm has over 30 years' experience conceiving prominent landmarks, both within Malaysia and internationally.

D'Majestic offers 135 units of Residenz apartments which are currently for sale, and 100 units of hotel suites. The ground level will feature food and beverage outlets and retail kiosks. For Residenz, there are 99 one-bedroom units (688 sq ft - 705 sq ft) and 36 units of dual-key suites (1,247 sq ft / 1,380 sq ft). On certain levels, residents will either be treated to a KLCC view or the Cochrane view. The units are priced between RM366,800 and RM1,739,800.

Some of the facilities that will cater to residents are a sky terrace, lounge (at level 6 of the building), swimming pool, sauna, steam room, gymnasium, and prayer room.

A TRADITION OF EXCELLENCE

PJ Development Holdings Berhad has developed well over 1,150 hectares of luxury properties all over Peninsular Malaysia. The Group's current and forthcoming property developments, including YOU City and YOU One, demonstrate their commitment to building a total holistic lifestyle environment to elevate and transform the quality of life of homeowners. To provide additional quality assurance of their properties, the Group has also adopted the CONQUAS 21 Management System for their contractors.

The developer foresees that the Pudu Corridor will transform into another KL Sentral in due course. To capitalise on this opportunity of owning a unit in D'Majestic Residenz, please call 03-2143 1733 or visit www.pjdprop.com.my.



- 1 Artist Impression of D'Majestic facade
- 2 Artist Impression of the Lounge at Level 6

LOCATION MAP



PROJECT LISTING

Project Name: D'Majestic
 City: Pudu, Kuala Lumpur
 Property Type: Hotel Suite & Serviced Residence
 Land Title: Commercial Title
 Tenure: Freehold
 Land Area: 0.508 acres
 Built Up: 282 sq ft - 1,380 sq ft
 Listing Price: From RM366,800 - RM1,739,800
 Expected Date of Completion: 1st Quarter of 2015

Developer:

PJD Realty Sdn Bhd (01024)
 D'Majestic Sales Gallery
 01-01, Swiss Garden Residences
 No. 2A, Jalan Galloway
 50150 Kuala Lumpur
 Phone: (603) 2143 1733
 Fax: (603) 2143 2733
 Website: www.pjdprop.com.my/dmajestic

AN ICONIC LIVING EXPERIENCE

Mont'Kiara is set to become even more affluent with the addition of the lavish Icon Residence to its fold.



[illegible]

RESIDENTIAL SUITES

Iron Residence Time $\tau_{\text{Fe}} = 1.5 \times 10^6$ yr
 Iron type $\tau_{\text{Fe}} = 1.5 \times 10^6$ yr
 $\tau_{\text{Fe}} = 1.5 \times 10^6$ yr

Another attractive feature of the system is that it can be used to service a wide range of applications. The system can be used to service a wide range of applications, including:

Promising discerning buyers only the best, the Rejele Mont Kiara boasts of beautiful tiled floors, doors and kitchen, and a good swimming pool, hot water, and a parking space for extra cars. The house is in a desirable area, and the price is very reasonable at RM 240,000. For details, call 03-76311111.

The majority of development houses two or three units per floor which are subdivided into flats. Flats have a corner window, often with a bay window, of varying area.

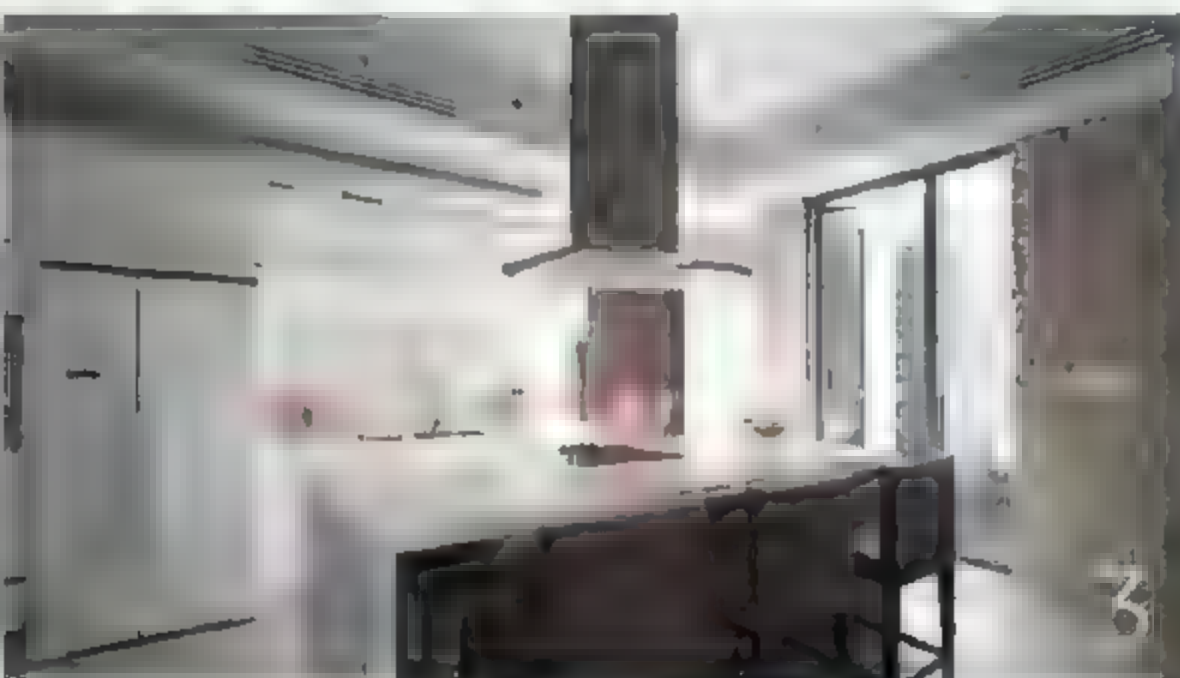
For the Kuala Lumpur scene, the homes are indeed an innovative approach to luxury living surrounded by convenience.

The development is fitted with a comprehensive home-security system which includes 24-hour surveillance by trained security personnel supported by electronic security systems, CCTV and access control by card system. Resident and visitors are welcomed to Con Residence, the man guard house.

In addition, Icon Residence offers gorgeous landscaped gardens, a herb garden, eco-friendly and sky pavilion and sky lounge. The development also boasts of an attractive range of facilities that include a main infinity edge swimming pool, a children's pool, a gym and a reading room and multi-purpose function hall.

Let the pace for a leisurely lifestyle, there is a barbecue terrace picnic lawn, water with a Jacuzzi, and a sun deck. The apartment also hosts meditation and yoga classes. A 30-minute walk path

The development of a new framework for
the building part of a building
has led to a new energy that
ends urban living projects with way of
energy with nature



1. *Journal of the American Medical Association*, 2000; 283: 2689-2695.
2. *Journal of the American Medical Association*, 2000; 283: 2696-2703.
3. *Journal of the American Medical Association*, 2000; 283: 2704-2711.
4. *Journal of the American Medical Association*, 2000; 283: 2712-2719.

KUALA LUMPUR'S MOST EXCLUSIVE LOCATION

Strategically located in the heart of the nation's most affluent lifestyle enclave, Mont Kiara is a serene and exclusive enclave of convenience that caters to the finest entertainment, lifestyle, shopping and experiences that the region has to offer. The area is a sought-after residential and financial hub that offers a world-class lifestyle. The area is a sought-after residential and financial hub that offers a world-class lifestyle. The area is a sought-after residential and financial hub that offers a world-class lifestyle.

Educational institutions in the vicinity include the best local and international schools such as Mont Kiara International School and French International School.

Facilities in the vicinity include the Mont Kiara Medical Centre and the Pantai Medical Centre in nearby Bangsar.

The locality is also home to upmarket lifestyle hotspots such as Solaris Mont Kiara, Solaris Dutamas, the commercial enclave of Taman Sri Hartamas, Hartamas Shopping Centre, Paza Damas, Mont Kiara Mall and Paza Mont Kiara.

The area is also a popular haven for the expatriate community in Malaysia who find Mont Kiara an excellent location for living and entertainment options due to its excellent infrastructure, well-planned township and clean urban ambience.

Major roads, including the new North-South Expressway, are the Mont Kiara's main thoroughfares. The area is also served by the MRT and the LRT, providing easy access to the city centre.

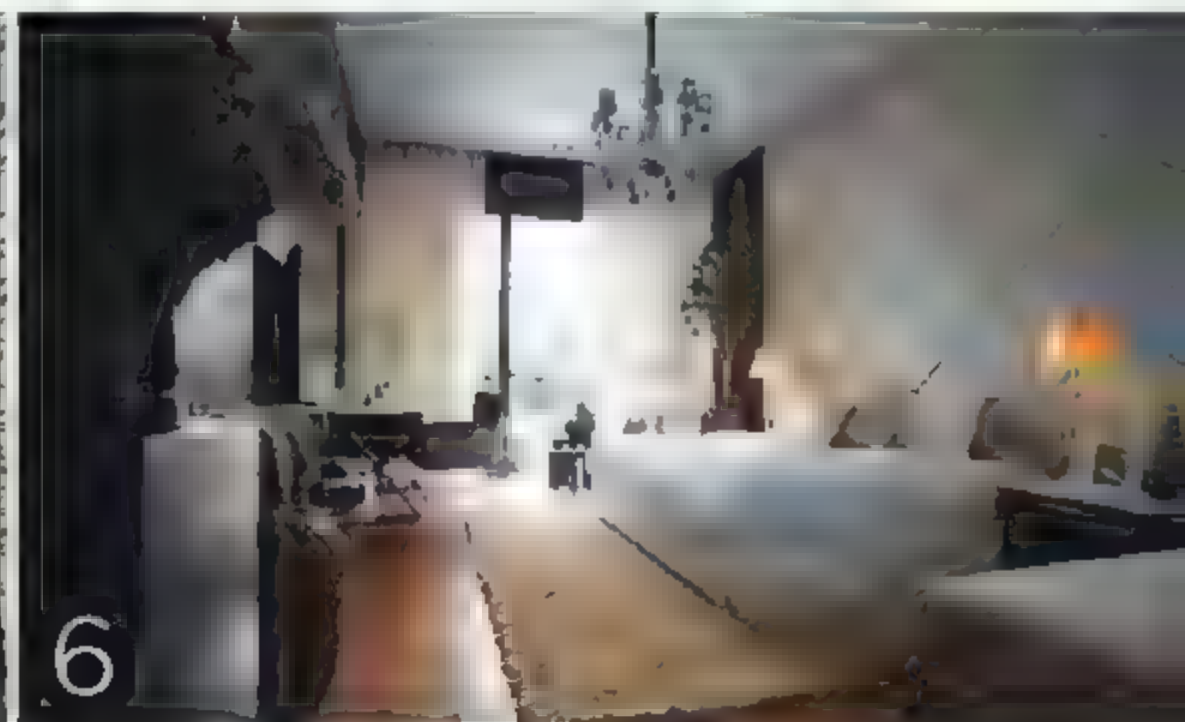
The area is also served by the MRT and the LRT, providing easy access to the city centre. The area is also served by the MRT and the LRT, providing easy access to the city centre. The area is also served by the MRT and the LRT, providing easy access to the city centre.

The area is also served by the MRT and the LRT, providing easy access to the city centre. The area is also served by the MRT and the LRT, providing easy access to the city centre.

EXCELLENT CONNECTIVITY

The Mont Kiara area is a highly sought-after residential hotspot with a spike in demand due to its excellent connectivity. The area is also served by the MRT and the LRT, providing easy access to the city centre. The area is also served by the MRT and the LRT, providing easy access to the city centre.

- 5 Indulge in a tranquil and therapeutic setting
- 6 Meticulously designed with contemporary panache
- 7 Experience life at its finest





The development is well-served by the addition of new roads, the proximity to MRT and LRT stations, creating a well-connected and convenient project.

located directly opposite the development is KL Metropolis, the new development Icon Residence Mont Kiara is within a 5-10 minute drive from KL Metropolis. There are many other facilities and amenities in the area.

ABOUT THE DEVELOPER

Icon Residence Mont Kiara is another exclusive development by Mah Sing Development Corporation Berhad, a leading property developer in Malaysia.

Icon Residence Mont Kiara is a prime location, namely, the proximity to the MRT and LRT stations, the proximity to the MRT and LRT stations, the proximity to the MRT and LRT stations.

With a strong track record and a commitment to quality, innovation, Mah Sing Development Corporation Berhad is a leading investors and property developer in Malaysia. The company is handling the Mah Sing Development Corporation Berhad.

To experience the beauty and elegance of Icon Residence, contact 03-6205 9888 or visit www.iconresidence.com.my

LOCATION MAP



PROJECT LISTING

Quick Response No. 1608
Project Name: Icon Residence
City: Mont Kiara, Kuala Lumpur
Property Type: Serviced Residence
Land Use: Residential
Tenure: Freehold
Land Area: 2.5 acres
Built Up: 6.3 / 47.3 sq ft
Listing Price: from RM875,800 - RM8,847,800
Total Units: 250
Bum. Discount: 5%
Maintenance Fee: psf - RM0.45
Expected Date of Completion: Mid 2014

Developer:

Maxim Heights Sdn Bhd (43661)
A subsidiary of Mah Sing Group Berhad
Wisma Mah Sing, Fenchouse Suite 2
No. 65, Jalan Sungai Besi 47000 Kuala Lumpur
Phone: 603-3221 6888
Fax: 603-3221 8999
Website: www.iconresidence.com.my



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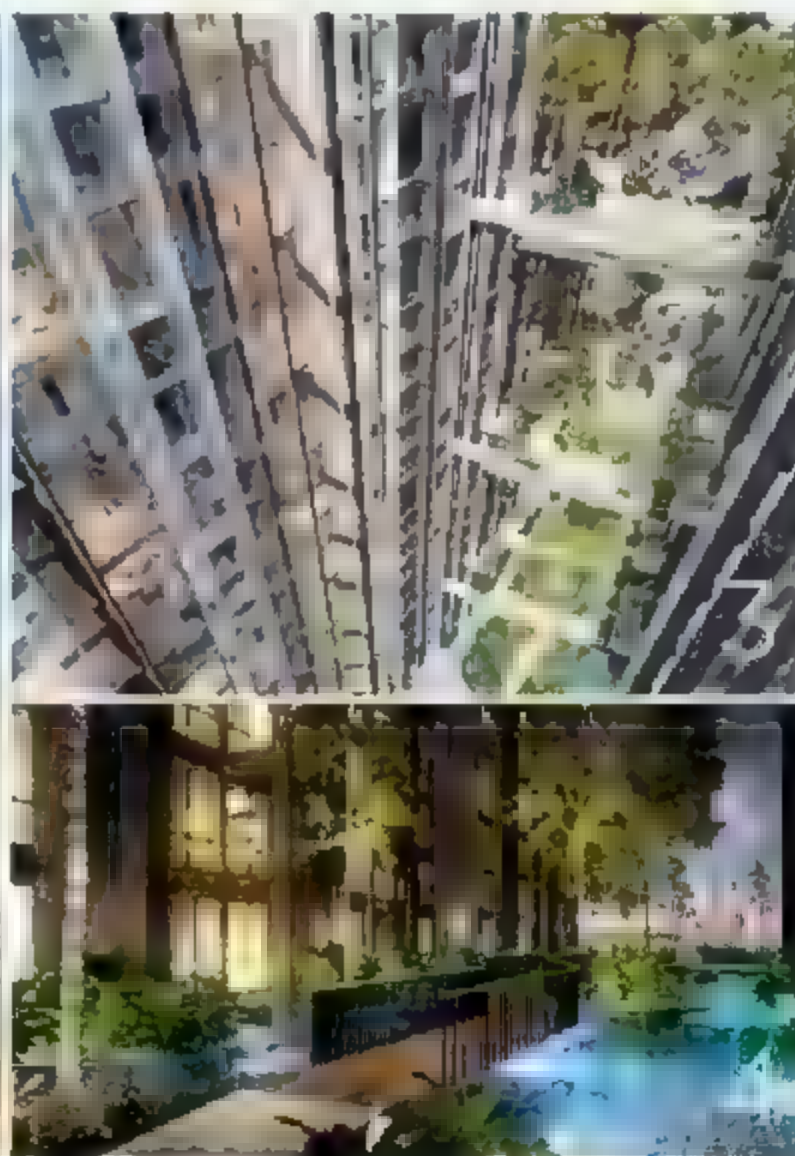
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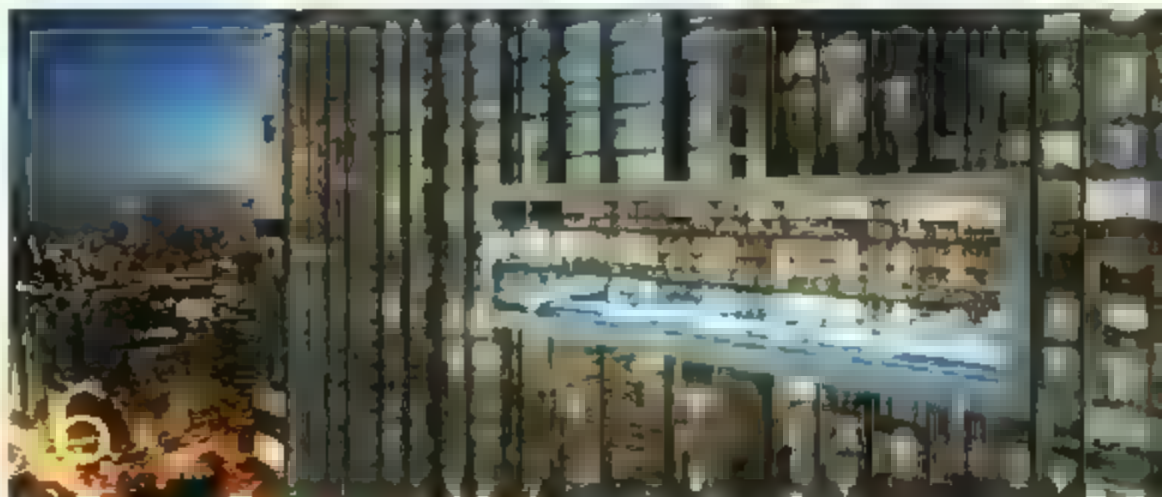
hanging garden

SOMETHING FOR EVERYONE
 The new 100% Residential
 100% Residential Apartments designed
 by architect Peter Zumthor, are
 located in the heart of the city of
 Basel, Switzerland. The project
 consists of a series of small
 houses, each with its own
 entrance and garden. They
 come in various designs, from studios to
 3+1 bedroom duplexes with built-in
 parking from approximate y 508 - 1903 sq ft

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To get away from the hustle and bustle of the city, there is the Royal Selangor Golf Club, a world-class Polo Club and the 400-acre recreational park. Shopping hotspots include Sunia KLCC, Star Hill, Sunway Pyramid, Wang, KL Pavilion, Fahrenheit 88, Ampang Point Shopping Centre, Wangsa Walk Mall and East Gate Mall.

ABOUT THE DEVELOPER

Developed by the Mah Sing Group, which has a solid reputation for iconic designs and high-quality construction, this development is set to deliver a significant capital appreciation in the future. Listed on the main market of Bursa Malaysia, Mah Sing is Malaysia's premier property developer, delivering quality construction and a great customer experience.

With close to 20 years of experience in development expertise, Mah Sing is a fully-integrated developer of residential, commercial and industrial projects. The Mah Sing Group's projects in Malaysia are focused in the property hotspots of Kuala Lumpur, Klang, Seremban and Johor Bahru. 

- 5 Aerial view of the development
- 6 Night view of Sky Club
- 7 Actual show unit

LOCATION MAP



PROJECT LISTING

QuickPro No. NC1897
Project Name: M.C. City
Location: Jalan Ampang, Kuala Lumpur
Property Type: Serviced Residence
Land Title: Commercial
Tenure: Freehold
Land Area: 4.96 acres
Built Up: Service Apartment: 508 - 1,903 sq ft
Listing Price: From RM723,800
Total Units/Lots: 548
Bedrooms: Studio / 1 / 1+1 / 2 / 3

Developer

Clas Sengarden Development Sdn Bhd
Mah Sing Group (Berliner)
Wisma Mah Sing, Penthouse Suite 2
No 163, Jalan Sungai Besi 57100 Kuala Lumpur
Sales Gallery Phone: (603) 2162 8282
Phone: (603) 9221 6888
Fax: (603) 9221 8099
Website: www.m-city.com.my



TROPICANA GARDENS: MRT STATION AT YOUR DOORSTEP!

Tropicana Gardens is a classic example of a balanced lifestyle, where work meets play and where pure relaxation is just a few steps away.

TROPICANA GARDENS

Nestled in the serene fringes of Puchong, Tropicana Gardens is a new, exclusive residential development where Tropicana's signature home design meets the most sophisticated landscaping and amenities. Located just a few minutes' drive from the MRT station, the serviced residences offer a convenient lifestyle with a wide range of amenities.

Phase 1, which is called Amara Residence, will be launching its launch in October 2015. Phase 2, Bayview Residence, enters the scene in late 2015 and in March 2016. The development offers a choice of studios to 3+ bedrooms, some

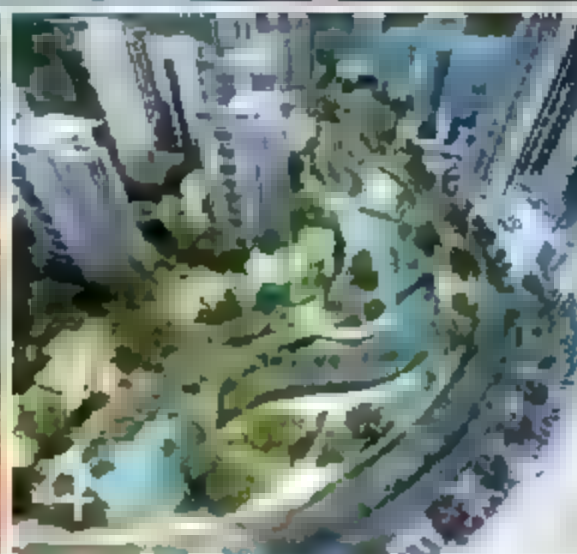
with built-up sizes from 597 sq ft to 1,573 sq ft. The third residential phase, called Emerald, is expected to launch in 2016.

Each phase of Amara Residence will offer a choice of studio, one, two and three bedrooms. The units are designed to be a perfect blend of modern and traditional architecture. The development is also a green building, with a focus on sustainable living. The development is also a green building, with a focus on sustainable living.

Each phase of Amara Residence will offer a choice of studio, one, two and three bedrooms. The units are designed to be a perfect blend of modern and traditional architecture. The development is also a green building, with a focus on sustainable living.

The serviced residences are built with environmentally friendly materials and are designed to be a perfect blend of modern and traditional architecture. The development is also a green building, with a focus on sustainable living. The development is also a green building, with a focus on sustainable living.

The development is a landmark project in the area. It is a perfect blend of modern and traditional architecture. The development is also a green building, with a focus on sustainable living.



Located at one of the most populous areas in the Klang Valley, this development is expected to further bolster the vibrancy of the place

The mention of Tropicana has long been synonymous with prestige, exclusivity and a long pedigree in the real estate industry. Tropicana Metropark, Tropicana Corp Bhd's latest development, is as diverse as its Bhd sister company, which has a portfolio of projects that encompasses more than 30 years of development. Just like the other Tropicana developments, Tropicana Metropark is a mixed-use development spread out over 88 acres, including a shopping

centre, a hotel, a residential complex and a fully integrated school.

Tropicana Metropark offers a full range of residential options, including high-end, mid-range and affordable housing, and a greenfield school. Set within a greenfield, the new infrastructure must be built from scratch, and the project team has a long and arduous task ahead of them. The development

enjoys the advantage of a large population that will undoubtedly support the proposed large-scale commercial viability of the entire area.

The overall development wraps around a 9.2-acre central park which comprises a man-made lake and parks. The park at the heart of the development is accessible from the surrounding precincts via strategic road crossings, bridge connections over meandering waterways and a generous pedestrian promenade along the waterfront.

Tropicana Metropark was named Best Mixed-Use Development in Malaysia, receiving the highest five-star rating at the Asia-Pacific Property Awards 2013.

EXCELLENT CONNECTIVITY FOR ALL RESIDENTS IN THE SURROUNDING AREA

To enhance accessibility, the developer will build a flyover linking the project to the Federal Highway. Work on the flyover will commence in 2014 and is expected to be completed by 2016. Located just behind the Federal Highway's Batu Tiga toll, Tropicana Metropark has easy access to Persiaran Jubli Perak Federal Highway, the North-South Expressway Central Link (ELITE), Damansara-Puchong Highway (LDP), New Pantai Expressway (NPE) and the Shah Alam Expressway (KESAS).

Tropicana Metropark enjoys enhanced connectivity from its close proximity to two KTM train stations - Batu Tiga Komuter and Subang Jaya Komuter.

PANDORA SERVICED RESIDENCES

Tropicana Metropark's maiden launch, Pandora serviced residence consists of a total of 627 units offering a choice of studio, two and three-bedroom

units with built-up areas from 600 sq ft to 1,200 sq ft. To date, 90% of total units have been snapped up. This project is expected to be completed in 2016.

UPCOMING PALOMA SERVICED RESIDENCE & COURTYARD VILLAS

Up next is the soon-to-be-launched two towers of Paloma Serviced Residence and Courtyard Villas. The name Paloma means 'dove' in Latin, a symbol of peace, and the homes here have been designed to offer peace and tranquillity throughout. For instance, residents will enjoy the architecture that promotes breezy entrance, cross ventilation and natural light, expansive views and lush landscaping. There will be a total of 587 units with 323 units in Tower A, 248 units in Tower B and 16 units of Courtyard Villas.

Designed to meet the needs of different market segments, the 600 sq ft studios are suitable for single professionals, 900 sq ft two-bedroom units are ideal for young couples or small families and the 1,200 sq ft to 1,300 sq ft three-bedroom units can accommodate larger families comfortably. Residents in the larger units will have commanding views of the central park. For added privacy, residents of the townhouses have a dedicated entrance with four private lifts to serve the 16 units exclusively.

The facilities in this development include infinity pool, gymnasium, sunken basketball court that overlooks the serene central park, floating lounge, Jacuzzi, fragrant spa garden, yoga and lounge deck, barbeque area, pavilion and a sanctuary pool. Residents will also enjoy spectacular city views from the rooftop garden. Here, residents are assured of living



within a secured environment with a security infrastructure that integrates 24-hour CCTV surveillance, card access and 24-hour card access. Targeted for completion in 2017, each unit will be fitted with a built-in kitchen cabinet with hood and hob and air-conditioning.

The central park is expected to be completed on time to coincide with the completion of Paloma and Pandora Serviced Residences. The residents can expect to enjoy this park upon moving in.

If you seek to invest or live in a premium piece of property, visit www.tropicanametropark.com.my or call 03-5636 6888 / 03-5637 2018.

- 1 The 9.2-acre Central Park offers a green haven with its man-made lake and park.
- 2 Meandering waterways and water cascades.
- 3 Direct Link from the Federal Highway.
- 4 Tropicana Metropark - a new iconic landmark in Subang Jaya.
- 5 Spacious green and children playground.

SUNWAY VELOCITY: INTEGRATED CITY LIVING WITH A DIFFERENCE

The development lives up to its name as it is changing the skyline of KL South with much velocity.

Sunway Velocity is a 27-acre, three-phase development (E, V and F) that is set to redefine the skyline of KL South. The first phase, E, is a 10-acre development that is currently under construction. It is a mixed-use development that includes residential, commercial, and recreational facilities. The second phase, V, is a 10-acre development that is currently under construction. It is a mixed-use development that includes residential, commercial, and recreational facilities. The third phase, F, is a 7-acre development that is currently under construction. It is a mixed-use development that includes residential, commercial, and recreational facilities.

EASY LOCATION WITH EXCELLENT ACCESSIBILITY AND CONNECTIVITY

Just like Bandar Sunway, Sunway Velocity is a well-connected development. It is located in the heart of the Sunway Group's development in KL South. It is easily accessible via the Sunway LRT Line, which connects it to the Sunway Transit Station. It is also easily accessible via the Sunway Expressway, which connects it to the Sunway LRT Station.

There are many other facilities in the Sunway Velocity development. There are many shops, restaurants, and entertainment facilities. There are also many recreational facilities, including a swimming pool, a tennis court, and a golf course. The Sunway Velocity development is a truly integrated city living with a difference.

Additional residents of Sunway Velocity will enjoy excellent



facilities and services. There are many shops, restaurants, and entertainment facilities. There are also many recreational facilities, including a swimming pool, a tennis court, and a golf course.

The Sunway Velocity development is a truly integrated city living with a difference. It is a well-connected development that is easily accessible via the Sunway LRT Line and the Sunway Expressway.

SUSTAINED INTEREST

Residential - V Residence 2 is a well-connected development that is easily accessible via the Sunway LRT Line and the Sunway Expressway. It is a truly integrated city living with a difference.

UPCOMING LAUNCHES

Residential - V Residence 2 is a well-connected development that is easily accessible via the Sunway LRT Line and the Sunway Expressway.

Residential - V Residence 2

The live, play and work concept of Sunway Velocity is a truly integrated city living with a difference. It is a well-connected development that is easily accessible via the Sunway LRT Line and the Sunway Expressway. It is a truly integrated city living with a difference.



bidding traffic jams and so, what more with KLC located just two stations away

There are a total of 334 units and the varying sizes range from 850 sq ft to 1130 sq ft. Residents can also enjoy a full range of fun activities at the facilities floor as well as rooftop. Some of the proposed features include sky cinema, hanging chair pavilion, astronomy view deck, rock climbing wall, yoga deck and sky lounge.

The new phase is open for registration now and it will be launched in March 2013.

Commercial - Retail and Office

The development is a 10-storey building with a total of 10 exclusive blocks for sale, comprising 100 units of 5-storey commercial units. Residents are also entitled to their own naming rights for an in-block purchase. The layout is flexible to cater for different business needs and all units are connected to the main road and V Garden. There is also a dedicated lift for the V Garden.

There is a good transportation network with direct connectivity

to MRT stations via V Boulevard. It is now open for registration and the preview is targeted for the fourth quarter of 2013.

For more information on Sunway Velocity, visit www.sunwayvelocity.com or contact 012-318 9656 or 03-9205 5500.

- 1 Sunway Velocity - An Integrated City that has it all
- 2 Upcoming Launch - V Residence
- 3 Upcoming Launch - Retail & Office

LOCATION MAP



PROJECT LISTING

QuickPro No. NC2956
Project Name: Sunway Velocity - V Residence 2
City: Kuala Lumpur
Property Type: Serviced Residence
Land Title: Commercial
Tenure: Freehold
Built Up: 850-1130 sq ft
Listing Price: From RM920,000
Expected Date of Completion: 2017

Developer:

Sunway City Sdn Bhd (87564-0)
Lobby Level: Menara Sunway
Jalan Lagoon Timur, Bandar Sunway
Petaling Jaya 46150 Selangor
Phone: (603) 5639 9000
Fax: (603) 5639 9955
Website: www.sunwayvelocity.com



GREATER KL CONNECTIVITY: A BOOST TO TOURISM

A more efficient public transportation system will not only improve the mobility of the Greater KL dwellers, but more importantly support the sustainability of the city's future development

BY CAROLINE CHAN

The Greater KL metropolitan area which comprises of 17 high density economic hubs stretches from the city centre to the north and south to Sepang and the south to Seremban. With a population of about 2 million, Greater KL is witnessing a government's transformation plans to upgrade the city's mobility and spur economic development. It is expected to grow the population by 5% each year.

Cost efficient connectivity with Greater KL as well as with other cities in the region is critical for productivity and sustainable growth. The upgrade of Greater KL's connectivity to that of a world class city will be implemented through two massive transportation projects. The first being the deployment of a High Speed Rail (HSR) linking Greater KL to skudai, Malaysia and to Singapore to enhance regional connectivity. Concurrently, intra city connectivity will be improved via an integrated network consisting of MRT, LRT as well as BRT lines that will take city travel to a new level of efficiency.

Greater KL's enhanced connectivity will have a large impact on the country's economy. It is projected to be extended by the expected increase in local and international tourism. In 2012, the country's tourism sector generated a turnover of RM60.6 billion with 25.3 million arrivals. By 2020 with the completion of the HSR link and the new MRT lines, monthly operational tourists arrivals are projected to increase to 36 million generating an income of RM68 billion.

HSR TO INCREASE MONTHLY FREQUENCY OF TRAVEL BETWEEN SINGAPORE AND KL BY UP TO SIX TIMES

The proposed HSR link will connect two of South East Asia's most progressive cities paving the way for greater economic focus. It will cover a journey of 330km between the two cities with a stop in Seremban, Ayer Keroh, Muar and Iskandar. The link will also complement another rail project Rapid Transit system link between Singapore's Thomson line and Johor Bahru. Door to door travel via the HSR is estimated to be



about 15 to 2 hours, almost 2 hours shorter than air travel.

Today, over 9.2 million trips are made each year between the two cities with a most 68% attributed to road travel. In 2010, a survey conducted by the Economic Planning Unit involving KL-Singapore commuters at KLIA, LCCT and Skypark terminals indicated that the business travellers amongst them would increase their average monthly frequency of travel by 3 times whilst leisure travellers would increase their average monthly frequency by 6 times if the HSR service was operational. During the recent Edge Investment Forum on Real Estate 2013, panelist Nor Azam M. Taib, senior vice president of Corporate Business said that HSR will create more movement and activity in the areas between the two economic hubs when it is completed. The benefits to the tourism sector will be huge. With the HSR stopping at both Chang

Airport and Kuala Lumpur International Airport, the region would eventually emerge as a main tourism hub.

Greater KL is slated to move to provide a seamless travel link to Singapore which provide her with greater opportunities to tap into the tourism industry of Southeast Asia's most visited city.

To address Greater KL's growing need for an efficient public transportation system, an integrated transportation network comprising new key MRT lines and extensions to the existing LRT lines is currently in the initial stages of implementation. The new integrated rail network service will be complemented by transit bus services and will significantly improve public transportation coverage in the city.

DOMESTIC TOURISM TO BENEFIT FROM INTEGRATED RAIL NETWORK

Based on the Greater KL Land Public Transport 20-year master plan, the integrated rail network when completed will enable 50% of all trips in Klang Valley to be done on public transport up from the current 17%. The master plan is designed to transform land public transport in the region in response to local needs and aspirations. It highlights that urbanization is expected to reach 7% by 2020 and the efficient and smooth movement of people will in turn enable the growth of new urban areas. It also identified other spillover effects of increased economic activity built upon an advanced public transport network which include tourism as well as retail and property development.

An area of tourism that is expected to enjoy the benefits of an efficient integrated rail network is domestic tourism. The convenience of being able to move from one market centre to another within the Greater KL will encourage visitors from different states in the country to holiday in Klang Valley and visit KL's key tourist attractions, easily accessible via the MRT line. Singapore presents its MRT line as the fastest, most convenient and cost-effective way for visitors to tour the island state.

Soon with the completion of Greater KL's integrated rail network, KL too will be able to offer tourists the same value proposition. 📍

GREATER KL'S INTEGRATED RAIL NETWORK TO PUSH PROPERTY PRICES

There has been a growing effort among planners, real estate professionals and economists to identify not only the economic benefits of alternative transportation modes, but also the impact that they have on housing prices and value retention.

BY CAROLINE CHAN



As a leading global financial hub and one of the most progressive cities in Southeast Asia, Kuala Lumpur is expected to strengthen its position as a regional hub with the implementation of a comprehensive transformation plan that will see the city and its surrounding region better known as Greater Kuala Lumpur Transit Metropolis that is comparable with other global hubs. The city's transformation is aimed at enhancing its attractiveness as

a premier global city, connectivity, and sustainable transport infrastructure. The Greater Kuala Lumpur Integrated Transportation Masterplan 2025-2045, which is currently under development, aims to see the city and its surrounding region better known as Greater Kuala Lumpur Transit Metropolis that is comparable with other global hubs.

One of the key elements of the Greater Kuala Lumpur Integrated Transportation Masterplan 2025-2045 is the development of a comprehensive rail network that will see the city and its surrounding region better known as Greater Kuala Lumpur Transit Metropolis that is comparable with other global hubs.

network comprising MRT lines extending to the existing LRT and the new BRT lines, much more than the impact of the current rail network. The impact of the rail network on property prices is expected to be significant, with the impact of the rail network on property prices expected to be significant. The impact of the rail network on property prices is expected to be significant, with the impact of the rail network on property prices expected to be significant. The impact of the rail network on property prices is expected to be significant, with the impact of the rail network on property prices expected to be significant.

Property prices in Kuala Lumpur are expected to rise significantly, with the impact of the rail network on property prices expected to be significant. The impact of the rail network on property prices is expected to be significant, with the impact of the rail network on property prices expected to be significant. The impact of the rail network on property prices is expected to be significant, with the impact of the rail network on property prices expected to be significant.

THE MRT PROJECT'S VARYING INFLUENCE ON PROPERTY PRICES

Greater Kuala Lumpur's MRT is often cited as a key element in sustainable urban transport development. The impact of the rail network on property prices is expected to be significant, with the impact of the rail network on property prices expected to be significant. The impact of the rail network on property prices is expected to be significant, with the impact of the rail network on property prices expected to be significant.



where tenant occupancy is high cases of property prices falling is common. Tenants do not wish to be subjected to the noise and inconvenience of living in an MRT construction area.

DEMOGRAPHICS

Another factor that affects the value of property around an MRT station is the demographics of the residents in the area. This factor is also supported by studies conducted in cities in the US such as Los Angeles and Boston. In wealthier areas, the presence of an MRT station has minimal impact on property prices. Most residents are likely to own cars and have much lower dependence on MRT.

In KL, the Land Public Transport Commission (SPAD) too experienced some short-term resistance from the residents of Taman Tun Dr. Ismail, one of the city's more up-market residential areas when the MRT lines and station were first announced. However, for mid-range properties where tenants are foreign students or short-term workers who rely on public transport, the MRT has a positive

impact on both tenancy rates and property prices.

ROUTE

The route of the line is yet another key factor that impacts property prices as reflected by case studies of markets such as Singapore, Hong Kong and London. Routes that take passengers to and from key market centres of the city, i.e. employment zones – business centres or industrial hubs as well as shopping or entertainment areas register the highest increase in property value.

DISTANCE

The exact distance to the train station is yet another key influencer of property prices. The phrase, "walking distance" has been used rather loosely by developers to push properties in the vicinity of MRT stations. Studies have clearly shown that 500 metre distance radius is critical in determining the price of a property. A study in the US found that being located right next to an MRT station can actually decrease the value of a property. In this case, the noise and disruption caused by the

trains as well as commuter traffic overshadows the convenience of station accessibility.

Greater KL's connectivity forms the critical foundation upon which all its other transformation aspirations can be realised. The city's economic and social developments are dependent on its ability to provide its growing population with an efficient and well-planned transportation infrastructure to sustain continued progress.

CONCLUSION

Given the far-reaching implications of the overall integrated rail network on industries such as property, construction and tourism, the government is faced with the heavy responsibility to ensure that country's biggest and most expensive project does not suffer the usual compromises that are associated with many of its past projects. 📍

- 1 Singapore Mass Rapid Transit Train Travel
- 2 Metro Boston Crossing Longfellow Bridge between Cambridge and Boston



MONT' KIARA

Mont' Kiara, an upmarket suburb is established as the pinnacle of fine living, the one true destination to an exclusive and luxurious lifestyle.

Mont' Kiara is an affluent township northwest of the city centre area. The township consists mainly of residential, commercial and office complexes. It is located at the heart of Klang Valley adjacent to the Klang Valley commercial centre. Mont' Kiara Plaza Mont' Kiara, Sun Mont' Kiara, Solaris Mont' Kiara and Solaris Damansara.

Mont' Kiara is a township located in the north-west of Kuala Lumpur. It is a township that is known for its high-end residential and commercial developments. It is a township that is known for its high-end residential and commercial developments.

Mont' Kiara is a township located in the north-west of Kuala Lumpur. It is a township that is known for its high-end residential and commercial developments. It is a township that is known for its high-end residential and commercial developments. It is a township that is known for its high-end residential and commercial developments.

PRICES OF SOME PROJECTS

Mont' Kiara is a township located in the north-west of Kuala Lumpur. It is a township that is known for its high-end residential and commercial developments. It is a township that is known for its high-end residential and commercial developments.

The recorded transaction prices of selected projects as at May 2013 in Mont' Kiara are listed below

	Type	Size	Year	Min (per sq ft)	Max (per sq ft)
Gateway Kiaramas	Serviced Apartment	743 - 840 sq ft	2010	552	700
			2011	533	814
			2012	720	834
			2013	832	832
i-Zen Kiara I	Serviced Apartment	804 - 1,432 sq ft	2010	463	778
			2011	547	704
			2012	524	767
			2013	642	721
Kiara Designer	Serviced Apartment	1,087 - 1,432 sq ft	2010	400	702
			2011	391	619
			2012	489	831
			2013	544	620
Kiara Ville	Condominium	560 - 6,287 sq ft	2010	511	746
			2011	538	773
			2012	533	708
			2013	610	610
Mont' Kiara Verve Suites	Serviced Apartment	462 - 478 sq ft	2011	1,082	1,862
			2012	974	1,212
		564 - 1,517 sq ft	2010	741	900
			2011	685	912
			2012	560	975
			2013	657	948
			2011	603	750
			2012	618	819
Sen Mont Kara	Condominium	2,347 - 3,541 sq ft	2013	723	731
			2010	524	704
			2011	558	729
			2012	519	704
Tiffani Kara	Condominium	1,235 - 1,756 sq ft	2010	227	429
			2011	283	487
			2012	343	553
			2013	371	549
Vista Kiara	Condominium	1,087 - 3,638 sq ft	2010	227	429
			2011	283	487
			2012	343	553
			2013	371	549

Source: Oregon Property Consultancy Sdn Bhd Research Team

However, the growing pace is comparatively slower than many other townships especially compared with landed properties like terraced houses. The lowest transacted price per sq ft recorded from Vista Kiara was at RM227 per sq ft in 2010 whilst the highest transacted price was recorded from Mont' Kiara Verve Suites studio unit at

RM1,862 per sq ft in 2011, which is believed to be an outliers transaction was reduced to a range of RM974 per sq ft to RM1,212 per sq ft in 2012.

ONGOING PROJECTS

Despite the newly completed projects like Kiaramas Damai 28 Mont' Kiara, Kiara 9

Kiaramas Ayuria and many more, some ongoing projects are also located within the township such as

Project	Developer	Location	Type	Brief Description	Size
Kiara 3 @ Mont' Kiara	Skillcet Capital of HR Group	Jalan Kiara 3	Luxury Condominium	22 storey 160 unit of condominium	1,933 - 2,419 sq ft
Acoris	Acoris Sdn Bhd (a subsidiary of JEM Sunrise Bhd)	Jalan Kiara	Integrated Development (business suites, SOHO, serviced residences, retail and hotel)	1 block 37-storey hotel (275 rooms) and 628 units of SOHO 1 block 19-storey serviced apartment (331 units) with retail lots	- Business Suite 660 - 1,550 sq ft - Serviced Residence 850 - 2,000 sq ft
Icon Residence Mont' Kiara	Mah Sing Group Bhd	Persiaran Dutamas	Serviced Apartment	3 blocks of serviced apartment - 26, 28 & 36-storey	874 - 4,445 sq ft
Pavilion Heights	Permata Cermat Sdn Bhd of Pavilion Group	Changkat Duta Kiara	Serviced Apartment	3 blocks 30 to 31-storey 621 units condominium	1,200 - 1,830 sq ft
Residence 22 (MK 22)	UEM Sunrise Bhd	Jalan Kiara 3 & 4	Condominium	2 towers 38 & 39-storey of 534 units condominium	1,500 sq ft (3+1 room) and 3,003 sq ft (4+1 room)
One Kiara	Monday Off Development Sdn Bhd	Jalan Kiara 5	Luxurious Apartment	2 blocks 32 to 38-storey 226 units apartment	2,174 sq ft onwards

Nevertheless, the transacted prices were able to remain at a reasonable level. The new launches have not gone easy with the pricing level. For example, the Pavilion Heights which is to be placed on a higher priced location, Persiaran Dutamas, has a price of RM 1,500 per sq ft. Meanwhile, the Icon Residence, Mah Sing Group Bhd, located on a lower priced area, Persiaran Dutamas, has a price of RM 1,200 per sq ft. The reputation of these places and the location has become such great weapons in setting prices.

There are still quite a number of new proposals and applications that many have yet to reveal their details, and that has indicated that the property prices growth rate has not stopped the developers.





venturing into the township. The adjoining townships near Mont Kiara are developing as well such as Segambut, Hartamas and Dutamas.

It will be interesting to see Segambut picking up by the spill effect from Mont Kiara and the proposed integrated development consisting a 5-storey shopping mall in Dutamas by Sunrise Bhd in the near future. UEM Sunrise Bhd is also planning to develop a 90-acre landbank in Mont Kiara in the span of 8 years and we should be expecting continuous supply of new products.

Breaking the prices record to move to a new level is never easy considering the stable price trend for the past few years.

However, the developers have come up with many creative ideas to help purchasers with their properties by offering many promotions and packages like guaranteed return for a certain period of time, discounts & rebates on the Bumiputra units etc.

The question is if the continuous supply of the similar products with increasing entry will cause the property prices in Mont Kiara to remain stable like before or increase the value of the existing development. 📍



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DISCLAIMER

Since the asking prices and project status vary from time to time, we do not guarantee the validity of the information here. The analysis and the article written were based on the information available and was then further modified and analysed by Oregeon Property Consultancy Research Team. We bear no losses or legal liability caused by the information given.



AFFORDABLE HOUSING: LET IT BE A REALITY AND NOT A FALLACY

House prices have soared to exorbitant levels in major cities of Malaysia so much so that middle- and low-income families are hard pressed to find their own place to live.

AN UNBRIDLED ESCALATION OF HOUSE PRICES

There is no denying that the government has been pushing new residential developments where it can be seen as a sign of economic growth. For an average wage earner, this is a huge price tag to take on and it often leads to financial stress and forced relocation problems.

Many of us are living with a huge sense of financial stress, whether or not we own our own homes or not due to rent increases.

However, the government is not the only one responsible for the escalation of house prices. The private sector is also a major player in the market, and their aggressive marketing and sales strategies have contributed to the surge in house prices.

Be aware that the Malaysian government is not the only one responsible for the escalation of house prices. The private sector is also a major player in the market, and their aggressive marketing and sales strategies have contributed to the surge in house prices. The government is not the only one responsible for the escalation of house prices. The private sector is also a major player in the market, and their aggressive marketing and sales strategies have contributed to the surge in house prices.

them while the latter category faces a delicate and risky situation where they may get into financial trouble if events do not turn out well.

Such events include the raising of interest rates by financial institutions, any downward trend of property prices, drops in the income or the cropping up of other emergencies. While the price of houses will go up given any period of time due to natural inflationary forces, this is probably beyond the control of any party. However, the recent spate of frenzied price escalation is certainly not due to natural forces.

It is not entirely due to the increase in costs of building materials or other construction costs as much as industry players would like to make us believe. In the case of land prices, it is a case of the chicken or the egg. If house prices are being pushed up either speculatively or naturally, land owners would also expect higher prices for the land.

It is also not due to a shortfall of supply over demand as NAPIC (Valuation and Property Services Department) figures showed otherwise but rather due to unbridled speculative forces. The removal of the Real Property Gains Tax (RPGT) during the economic downturn has largely not been reversed until today.

The revision of the RPGT in the 2012 Budget whereby RPGT for properties transacted within the first 2 years was increased to 15% from 10% is meaningless as speculators can only flip over their purchases after the construction of the properties are completed. Most developers do not allow sub-sales before project completion (under construction) anyway.

GOVERNMENT INTERVENTION

This is where we feel that more positive governmental intervention is required. We are not suggesting that houses should be subjected to price control like the other commodities. What we are asking the government to do is to alter the landscape to make it less encouraging, even worthless for speculators to continue their antics.

While industry players have cited a host of other causes, not all of them are justified. In any event, the escalation of house prices is good for them as it encourages quick sales brought about by an artificial shortage. However, as a result, our future generations and in the prevailing circumstances even the present generation as well will suffer the effects of exorbitant house prices that have resulted in the high household income to debt ratio.

The country's economy will be an unbalanced one because with such a large portion of family income committed to house

mortgages, a typical household will be compelled to be stingy on other expenditures. Thus, the other industries will suffer. Statistics have proved that the present high income to debt ratio is brought about primarily by house mortgages.

STEPS TO CONTROL THE ESCALATION OF PROPERTY PRICES

While PRIMA is a positive step barring some of our apprehensions, it is also a typical case of treating the symptoms rather than the cause, which in this case is unbridled speculative activities. We feel that it is incumbent upon the government to promptly implement serious measures to effectively curb this problem.

The government must take immediate proactive steps to curb the uncontrolled escalation of property prices. Reducing speculation will translate into lower property prices. The three pertinent measures among others that can be employed are as follows:





HBA'S PROPOSED RPGT RATES

Holding Period from Date of Acquisition or Completion, Whichever is the Later	First Two Properties	Third and Subsequent Properties
Less than 2 years	5%	
More than 2 years but not more than 3 years	4%	
More than 3 years but not more than 4 years	3%	
More than 4 years but not more than 5 years	2%	
More than 5 years	1%	
More than 6 years		2%
More than 7 years		1%

RPGT rates will be calculated on the basis of the difference between the purchase price of the property and the selling price of the property.

CONCLUSION

The proposed RPGT rates are a significant step towards addressing the issue of speculative trading in the property market. However, the proposed rates are still subject to the final decision of the government. The proposed rates are a significant step towards addressing the issue of speculative trading in the property market. The proposed rates are a significant step towards addressing the issue of speculative trading in the property market. The proposed rates are a significant step towards addressing the issue of speculative trading in the property market.

HBA'S PROPOSED STAMP DUTY RATES

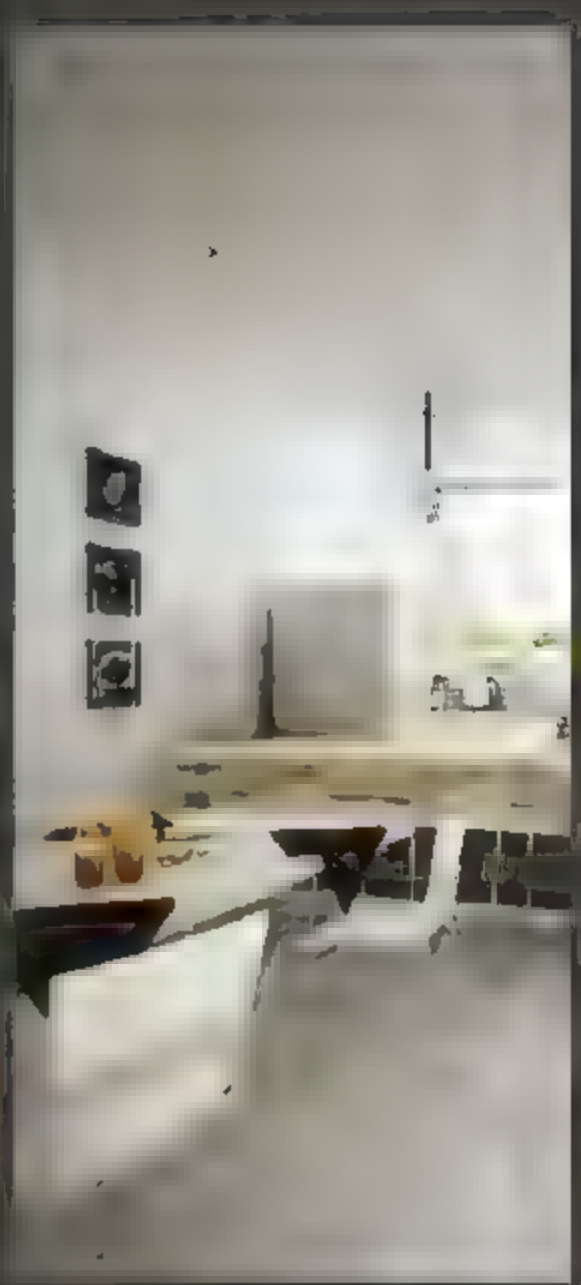
Stamp Duty Payable	Purchase Price of Property	RM350,000	RM500,000	RM750,000
3rd Property @ 5.0%	500	25,000	37,500	
4th Property @ 7.5%	26,250	37,500	56,250	
5th Property @ 10.0%	37,500	56,250	75,000	

Another entry point will remain at 10.0% and will be subject to the final decision of the government.



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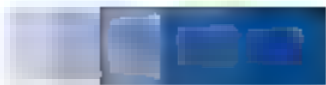
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FENG SHUI: LIVING WITH HIGHWAYS AND RAILWAYS

When it comes to developed cities, living near highways or railways is considered the norm. Even if you don't now, chances are that you will find yourself living next to one several years down the road as the city continues to expand. For many who are looking to invest, there are some concerns about purchasing properties located next to highways or railways despite the convenience it may offer in terms of transport. With the widespread use of cars and the increasing number of vehicles on the roads, you may find yourself questioning how this might affect your property in terms of Feng

EFFECTS OF ROADS AND HIGHWAYS

Roads and highways are virtual water courses that carry Qi towards and away from the properties based on their flow. Qi should always move in a gentle, continuous manner. Highways and railways are likened to gushing rivers due to the constant flow of fast and heavy traffic. So when it comes to property, it is not ideal to be situated near an elevated highway or railway, especially if it is straight with fast-moving traffic. Such features generate a harsh, unmerciful Qi, or Sha Qi. The presence of such a feature might also disrupt any positive Qi flowing towards the property.

If you want to know whether your property is close enough to be affected by such a feature, assess it with a simple bit of logic. When it is possible to see your unit if the highway or railway tumbles down, then your property is already vulnerable to the effects of the Sha Qi. Aside from that, the presence of pollution and noisy traffic also poses the problem of Sha, another undesirable feature in Feng Shui that interferes with the occupants' rest and sleep and ultimately health.

LANDED PROPERTY

Most landed properties have the road or highway running straight towards the front of the property. If a road or railway underpasses the property, it is considered a bad feature. However, if a road or railway runs parallel to the property, it is not a problem. If you are staying in a high-rise with a view of the elevated highway or railway, it is not a problem.

IMPORTANCE OF POSITION

However, if you are staying in a high-rise with a view of the elevated highway or railway, it is not a problem. If you are staying in a high-rise with a view of the elevated highway or railway, it is not a problem.



alternative in Guangxi scenarios. In most cases, it is not a bad idea to follow the main road, sharing in direction and the power supply of the road. The river supports the Flying Boat Line.

If taking the road, there are relative differences in the distance, taking a longer, there are more relative differences in the distance between your point and the relative distance. Here, you can find the distance between the Flying Boat Line and the relative distance. The relative distance is the relative distance.

CONCLUSION

The Flying Boat Line is a very important line in the Flying Boat Line. It is a very important line in the Flying Boat Line. It is a very important line in the Flying Boat Line. It is a very important line in the Flying Boat Line.

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Joey Yap's Profile

Joey Yap is the leading Feng Shui, Bagua and Face Reading consultant in Asia. He is an international speaker, best-selling author of over 50 books and master trainer in Chinese Metaphysics. He is also the chief consultant of Joey Yap Consulting Group and founder of the Mastery Academy of Chinese Metaphysics. For more information, visit www.joeyyap.com.

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MASTERING YOUR HOME MORTGAGE

There are multiple reasons to invest in property. However, if you do not understand the risks associated with it, you might land yourself in a difficult situation.

When you are analysing to invest in a property, you must know the purpose of the investment as this greatly impacts what type of valuations you will perform on the property. The important thing is to look for a property you can afford to buy. If you are a first-time buyer, you should set your price range, identify the areas with high importance in that range – it will save you a lot of time and work.

YOUR AFFORDABLE PRICE

A good way to find out how much you can afford to spend on a property is to review your personal budget. Take what you have saved and deposit that, or a 25% deposit, from a bank into a special account. Then work out how much you can afford to borrow.

Furthermore, work out how much you can comfortably afford to repay each month.

loan each month and add a bit more to it as a buffer for possible interest rate hikes.

Include up-front costs like stamp duty and legal fees as well as ongoing costs such as insurance and repairs in your calculations.

When you are analysing to invest in a property, you must know the purpose of the investment as this greatly impacts what type of valuations you will perform on the property. The important thing is to look for a property you can afford to buy. If you are a first-time buyer, you should set your price range, identify the areas with high importance in that range – it will save you a lot of time and work.

KEEP UP WITH YOUR REPAYMENTS

By keeping up with your mortgage repayments, you can avoid any late fees and penalties. Pay off your debts on time and save money for the future. Make sure you

the more interest you will have to pay. If you miss a repayment, the interest on your loan will build up, so you end up paying interest on your interest (Continuous Compounding Interest). If you have more than one home loan, pay off the one with the highest interest rate first. Compounding can work for you or against you. When you lend, it is working for you. When you borrow, it is working against you.

HOW MUCH EXTRA WITH YOUR MONTHLY REPAYMENT?

When you are paying the extra amount, make sure that it is applied to the principal balance and not just set aside for the next payment. Additionally, before you make extra payments, read your contract (Letter of Offer) carefully and make sure that you do not have to pay pre-payment penalties.

To examine the extra payment's effort on the saving percentage, let's assume that you have a RM 300,000 loan with a 30-year repayment term and an interest offer at BLR-2.2% (current effective rate at 4.4%). You are advised to make a monthly payment of RM 2,280 instead of RM 1,502 to enjoy a 50% saving on both the interest and tenure.

However, the extra monthly payment of RM778 or 52% guaranteed does not slash 50% off most of the loan tenure and interest. Our loan interest always refers to the Based Lending Rate (BLR), excluding the fixed rate. The current BLR is 6.6% and is expected to rise by 0.5% by early 2014, meaning a larger payment in terms of loan interest.

Effective Rates	Monthly Payment	Extra Payment	Principal Portion	Interest Portion
4.4%	RM1,502	-	RM402.00	RM1,000.00
4.4%	RM1,502	RM778	RM1,180.00	RM1,000.00
4.9%	RM1,502	RM778	RM1,055.00	RM1,225.00

The table shows that the monthly payment towards the principal amount is reduced when the interest rate goes up, meaning that with the same extra payment when the BLR goes up, the loan tenure saving of 50% or 180 months is invalid. When the interest rate returns to 4.4% later, you will not achieve the same result due to the compounding interest effect. Furthermore,

the adjustment weighing at 52% or RM 778 monthly on top of the initial payment amount could possibly be taking 5%-10% of the disposable income.

If you can and choose to make this extra payment, it must be continuous for the next 180 months with the same interest rate for the loan to be fully repaid, which is impossible. Loan interest records never stay at the same rate for 15 years and your occasional contingency expenditures may stop you from doing it.

A better alternative is to simply meet the accurate repayment amount every month, which is calculated based on the current repayment interest rate, tenure and target saving on loan tenure. This amount varies every month with the same interest rate due to reducing the balance of principle.

CONCLUSION

Buying a home for the first time can feel like a giant leap into the unknown, but there are plenty of measures you can take to avoid falling into a financial abyss. Keep to your budget, put some money aside for emergencies, and take your time to find a place that feels like home. 📍



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AFFORDABILITY OF KLANG VALLEY'S RESIDENTIAL PROPERTY (PART 1)



Part 1 of this article examines the issues concerning affordable housing from the perspectives of both house buyers and developers.

BY CHAN AI CHENG

Housing affordability is a matter of concern for home buyers, as property prices, together with property controls, have made purchasing residential property a challenging affair.

This two-part article examines the issues concerning affordable housing from the perspective of both house buyers and developers, represented by the National House Buyers Association (HBA) and the Real Estate and Housing Developers Association (REHDA) respectively.

The first part of this article examines the issues that affect the affordability of residential property, while the subsequent one will examine the achievability of affordable residential property.

WHAT AFFECTS AFFORDABILITY OF RESIDENTIAL PROPERTY?

A diverse range of issues such as monetary policy, property speculation, population growth, land demand regulation and housing programmes that affect the affordability of Klang Valley's residential property.

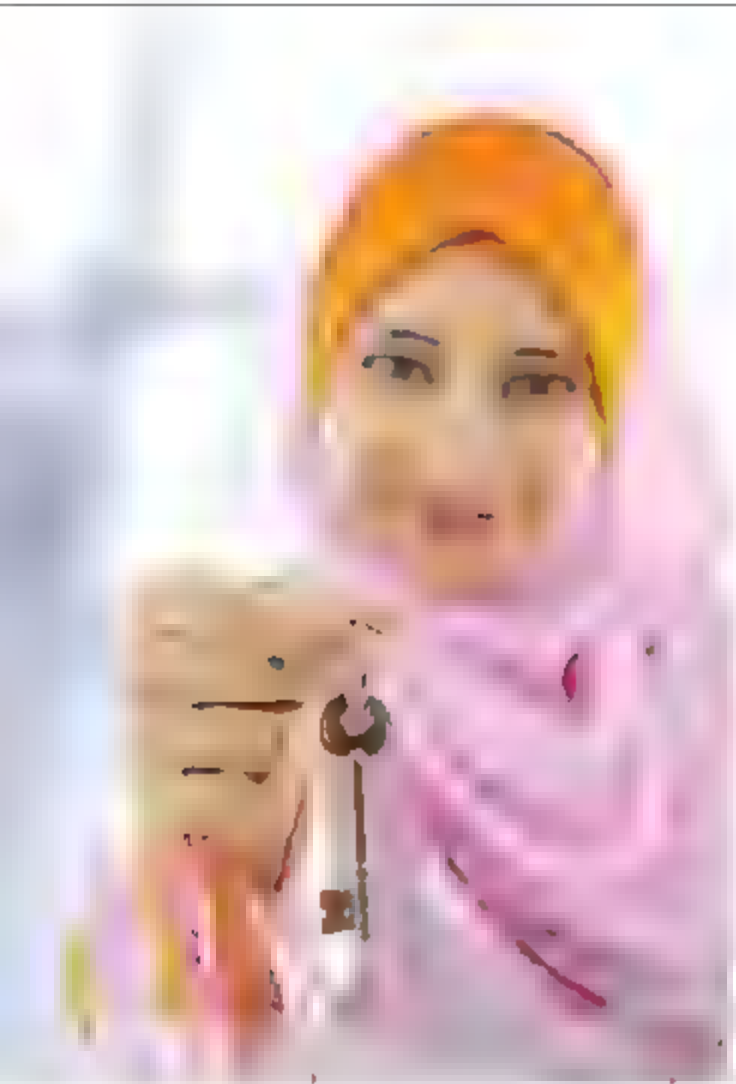
Bank Negara Malaysia's directive to banks to disburse the quantum of household loans based on the borrower's net income instead of gross income has reined in the amount people can borrow to buy a home.

In this respect, the HBA is generally supportive of the move as it is supposed to ensure that house buyers can afford what they can afford. The net

income represents the actual disposable income available to the borrower and it should be used as the yardstick for borrowing eligibility.

However, the HBA also believes that genuine house buyers should not be denied financing when such house buyers have met the banks' various criteria for a housing loan.

The rise in property prices, especially in 'hot' urban and suburban areas to some extent, are inflated by speculators as some would say, while others believe it was pent-up demand that has spurred price increases. Talks on price increases are usually an indication that the rise of incomes have not kept pace to the rising cost of property.



DEVELOPERS' PERSPECTIVE ON AFFORDABLE HOUSING IN THE KLANG VALLEY

REHDA's views several factors that are influencing the supply of affordable housing in the Klang Valley.

The first is the tremendous increase in the house-buying population arising from population growth and urban migration into KL and the Klang Valley. Demand is driven by first-time home buyers and those caught by the middle-income trap especially those with household income of less than RM6 000 per month.

For-profit developers have a limited ability to market and sustain property below RM400 000 due to high input costs.

CHALLENGES FACED BY DEVELOPERS

Developers face several challenges in supplying affordable housing in the Klang Valley. Some of the challenges are listed below.

a) The first is high input costs, which include scarcity of land suitable for development, private landowners demanding high land prices, cost of building materials being market-driven, and increase of labour costs as construction activities intensifies. There are also high compliance costs such as cross-subsidies, contribution to authorities and utility companies, provisions of amenities and surrender of land, and increased development charges, enhancing infrastructure and services, etc.

b) The property market is highly regulated, with more than 50 laws and regulations. New amendments result in delays in approvals and extra costs. There are also inconsistent policies, where different states have different policies that are not aligned with federal policies. There is also the proposed mandatory implementation of build-then-sell by 2015, and there is an increase in barrier-to-entry for

developers, with an increase in the deposit for the developer's license from RM200 000 to 3% of gross development cost of a development.

c) The imposition of low-cost housing development is also another factor influencing affordable housing in the Klang Valley. The registration and distribution system of low-cost housing is commented to be not transparent. It is indicated that developers suffer a loss of RM15 000 to RM50 000 for each low-cost unit built, and that low-cost housing is not fully taken up by low-income households.

d) Finally, in respect of financing, bridging financing has high interest, resulting in high holding costs, and that higher sales are required before drawdown. Potential buyers are also not able to obtain loans due to stringent criteria of banks.

The HBA does not believe that the justification of rise in house prices is solely due to rise in construction costs. The highest cost factor in any property development projects due to land and cost. Most of the developers have acquired the various land from banks many years ago.

The next article will examine whether affordable residential property is achievable and if so, how can it be done. 📍



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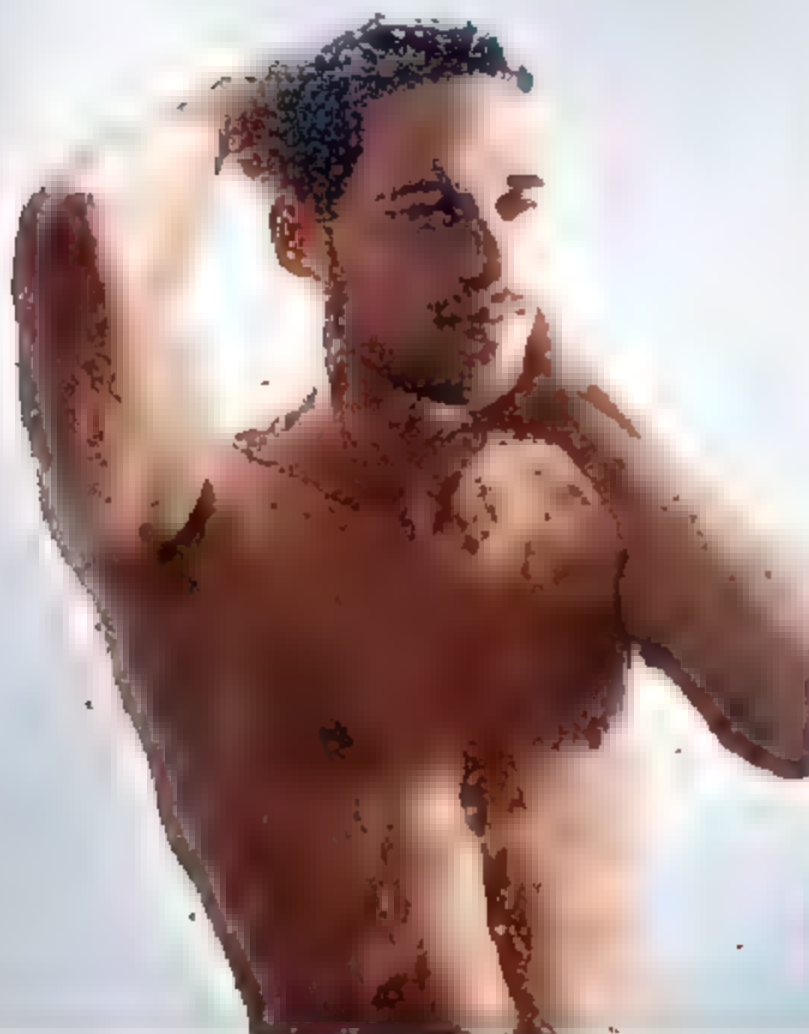
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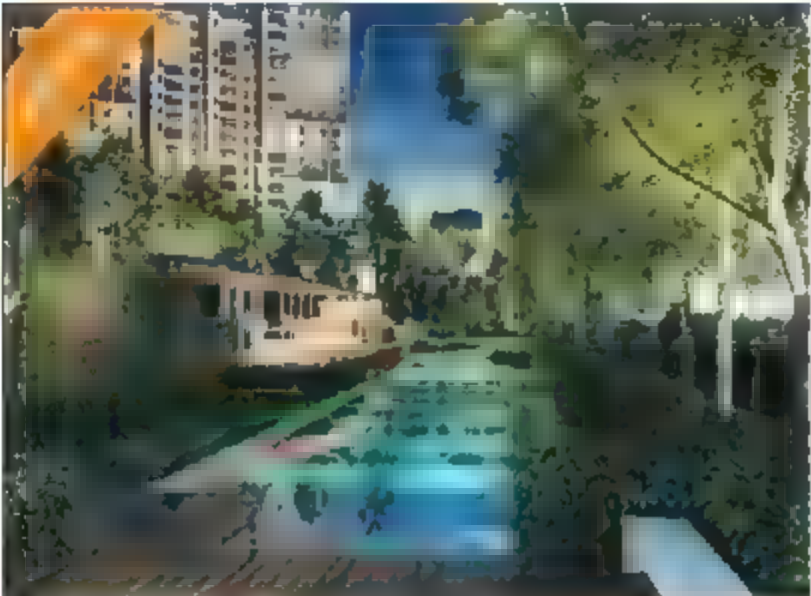
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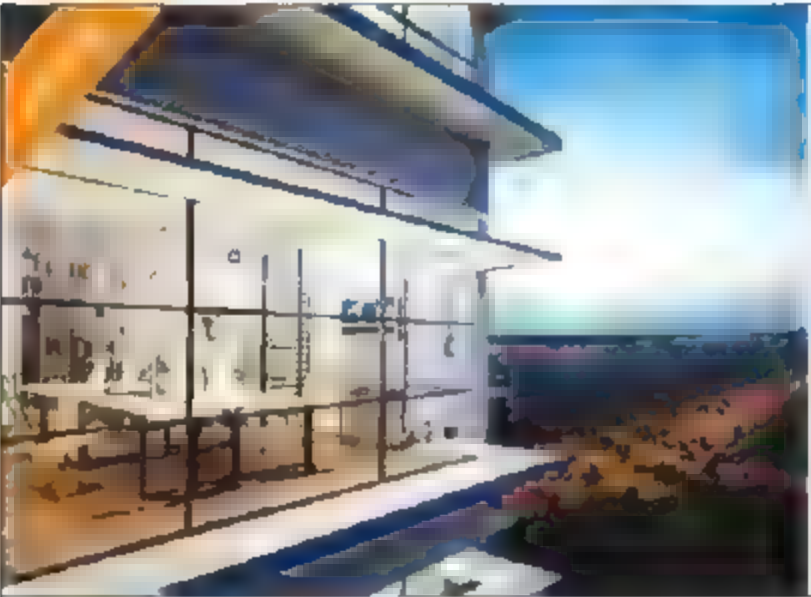
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JALAN IPOH Premium Bath 603 4044 1589 95 Bath 603 4043 3999 H Trends 603 4045 5980 Mandi B.P 603 4043 8833 **KUCHAI LAMA** Ga Hing 603 7987 5133 **SRI PETALING** - Kong Mee 603 9058 2650 **AMPANG** - Living Portal 603 9200 4511 **CHERAS** - Concept Network 603 9133 2188 **BALAKONG** Ekies 603 9081 8133 **PUCHONG** Comfort K & B 603 5891 0596 Kong Mee 603 5885 0945 Uniformat Kitbath 603 8070 8906 **DAMANSARA UTAMA** H Trends 603 7725 0680 **KOTA DAMANSARA** Uniformat Kitbath 603 6141 8906 **SRI DAMANSARA** Home Discovery 603 6274 4088 Preshe Bathroom 603 6275 1692 **KEPONG** - Sim Harp 603 6257 5753 - Sky Ware 603 624 7969 **BATU CAVES** - Jankah Ties 603 6189 4222 **RAWANG** - H Trends 603 6092 2170 **SEREMBAN** - Shong Heng 606 6017 163 **MELAKA** - Agrowbest 606 3360 511 - Homeast 606 3 71 812 **JOHOR BAHRU** - Ginmit 607 3556 818 Viz Art 607 3884 696 **IPOH** Corridor Improvement 605 2919 299 Sanmax Bath 605 2410 042 **PENANG** Kim Company 604 2626 522 Hong Keang 604 6460 813 Uniformat Kitbath 604 5022 806 **SG PETANI** G-Yu Home 604 4250 388 **ALOR SETAR** G-Yu Home 604 7711 025 **RAUB** Jian Hwa Hardware 609 3555 740 **KUANTAN** - Azzaz Avenue 609 5172 996 **KOTA BHARU** - Sri Makmur 609 7448 513



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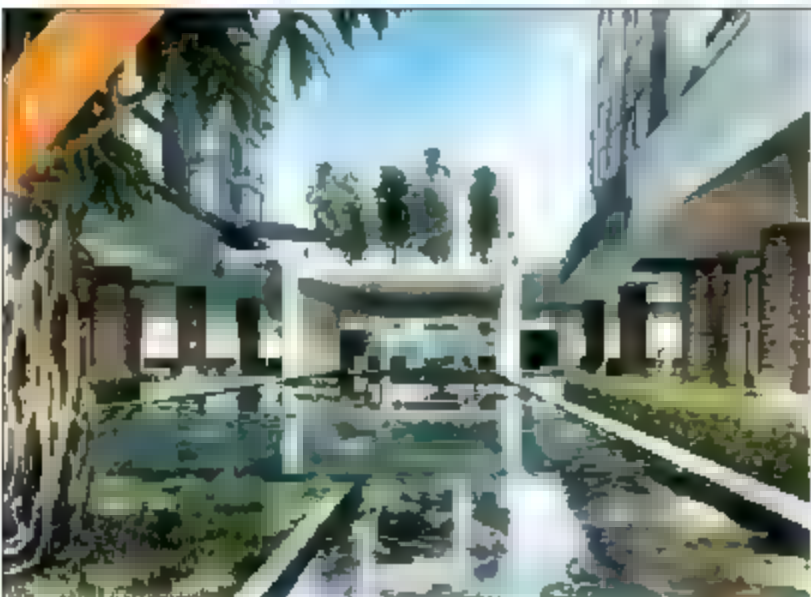
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Bangi has 4 top universities and 5 colleges in the vicinity and with a thriving 200,000 strong mature community, it is set for a major transformation into a modern residential and

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Bandar Baru Bangi Selangor Tel: 03-8922 2288

For enquiries & pre-registration :

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www.andaman.com.my

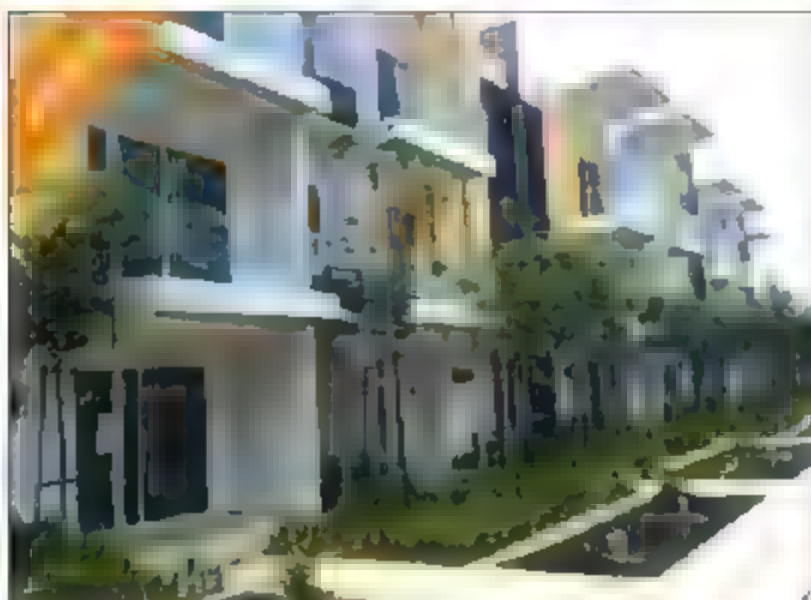
Jointly developed by :

PKNS HOLDINGS **Andaman**

All renderings and photographs contained herein are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities or architect. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract.



Project Name: **Tropicana Link Villas**
 Location: **Tropicana Link**
 Property Type: **3-sty Terrace/Link House**
 Land Title: **Residential**
 Built Up: **3,346 - 4,009 sq ft**
 Total Units: **85**
 Listing Price: **RM966,000 - 1,630,000**
 Discount: **7%**
 Expected Date of Completion: **Mid 2015**
 Developer: **Djaya Properties Sdn Bhd**
 (A subsidiary of Tropicana Corporation Berhad)
 Phone: **(603) 7710 1018**
 Fax: **(603) 7725 3035**
 Website: **www.tropicana.com.my**



Project Name: **Aquavilla Shah Alam**
 Location: **Shah Alam, Selangor**
 Property Type: **Townhouse**
 Land Title: **Leasehold**
 Built Up: **2,000 sq ft**
 Listing Price: **From RM701,696 - RM864,976**
 Expected Date of Completion: **Dec 2013**
 Developer: **Perbadanan Kemajuan Negeri Selangor (PKNS)**
 Phone: **(603) 5519 2211 / (603) 5521 7013**
 Fax: **(603) 5510 7668**
 Website: **www.pknsproperty.com**



Project Name: **Kuanti**
 Location: **Perlis, Kuang, Kuang, Selangor**
 Property Type: **3-sty Terrace/Link House**
 Land Title: **Residential**
 Lease: **Leasehold**
 Built Up: **2,248 sq ft**
 Listing Price: **From RM520,888 - RM575,000**
 Expected Date of Completion: **Mid Year 2013**
 Developer: **Perbadanan Kemajuan Negeri Selangor (PKNS)**
 Tel: **(6016) 251 0113 / (6013) 939 0310**
 Fax: **(6016) 251 02316**
 Website: **www.kuantiproperty.com**



Project Name: **Kajang 2**
 Location: **Kajang, Selangor**
 Property Type: **3-sty Terrace/Link House**
 Land Title: **Residential**
 Lease: **Leasehold**
 Built Up: **3,403 sq ft**
 Listing Price: **RM1,220,000**
 Expected Date of Completion: **July 2014**
 Developer: **Srijang Kemajuan Negeri Selangor**
 Phone: **(603) 8733 0888 / (603) 8732 2782**
 Fax: **(603) 8736 91**
 Website: **www.mkhj.com**





Project Name: **Wangsa Maju 113**
Location: **Wangsa Maju, Kuala Lumpur**
Developer: **Wangsa Maju Development Sdn Bhd**
Project Size: **113 Acres**
Project Type: **Commercial, Residential, Retail**
Project Status: **Under Construction**
Project Completion: **2025**



Project Name: **Wangsa Maju 113**
Location: **Wangsa Maju, Kuala Lumpur**
Developer: **Wangsa Maju Development Sdn Bhd**
Project Size: **113 Acres**
Project Type: **Commercial, Residential, Retail**
Project Status: **Under Construction**
Project Completion: **2025**



Project Name: **Wangsa Maju 113**
Location: **Wangsa Maju, Kuala Lumpur**
Developer: **Wangsa Maju Development Sdn Bhd**
Project Size: **113 Acres**
Project Type: **Commercial, Residential, Retail**
Project Status: **Under Construction**
Project Completion: **2025**



Project Name: **Wangsa Maju 113**
Location: **Wangsa Maju, Kuala Lumpur**
Developer: **Wangsa Maju Development Sdn Bhd**
Project Size: **113 Acres**
Project Type: **Commercial, Residential, Retail**
Project Status: **Under Construction**
Project Completion: **2025**





THE PROJECT IS A 5-STOREY BUILDING
WITH A TOTAL OF 50 UNITS.
IT IS A MIXTURE OF 2-BEDROOM AND
3-BEDROOM UNITS.
THE PROJECT IS LOCATED AT
JALAN KAYU BAYU, RM 100
AND IS A 5-MINUTE DRIVE
TO THE NEAREST MRT STATION.
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TO THE NEAREST MRT STATION.



Imania Kiebang



THE PROJECT IS A 5-STOREY BUILDING
WITH A TOTAL OF 50 UNITS.
IT IS A MIXTURE OF 2-BEDROOM AND
3-BEDROOM UNITS.
THE PROJECT IS LOCATED AT
JALAN KAYU BAYU, RM 100
AND IS A 5-MINUTE DRIVE
TO THE NEAREST MRT STATION.
THE PROJECT IS A 5-MINUTE DRIVE
TO THE NEAREST MRT STATION.

HORTUNA
— P R E M I U M —
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THE PROJECT IS A 5-STOREY BUILDING
WITH A TOTAL OF 50 UNITS.
IT IS A MIXTURE OF 2-BEDROOM AND
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THE PROJECT IS A 5-MINUTE DRIVE
TO THE NEAREST MRT STATION.

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THE PROJECT IS A 5-STOREY BUILDING
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IT IS A MIXTURE OF 2-BEDROOM AND
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JALAN KAYU BAYU, RM 100
AND IS A 5-MINUTE DRIVE
TO THE NEAREST MRT STATION.
THE PROJECT IS A 5-MINUTE DRIVE
TO THE NEAREST MRT STATION.



The Green





TAIPAN PANTAI REMIS
A modern, multi-story residential building with a glass facade and a red awning over the entrance, set against a clear blue sky.



TAIPAN SLIM RIVER
A modern, multi-story residential building with a glass facade and a red awning over the entrance, set against a clear blue sky.

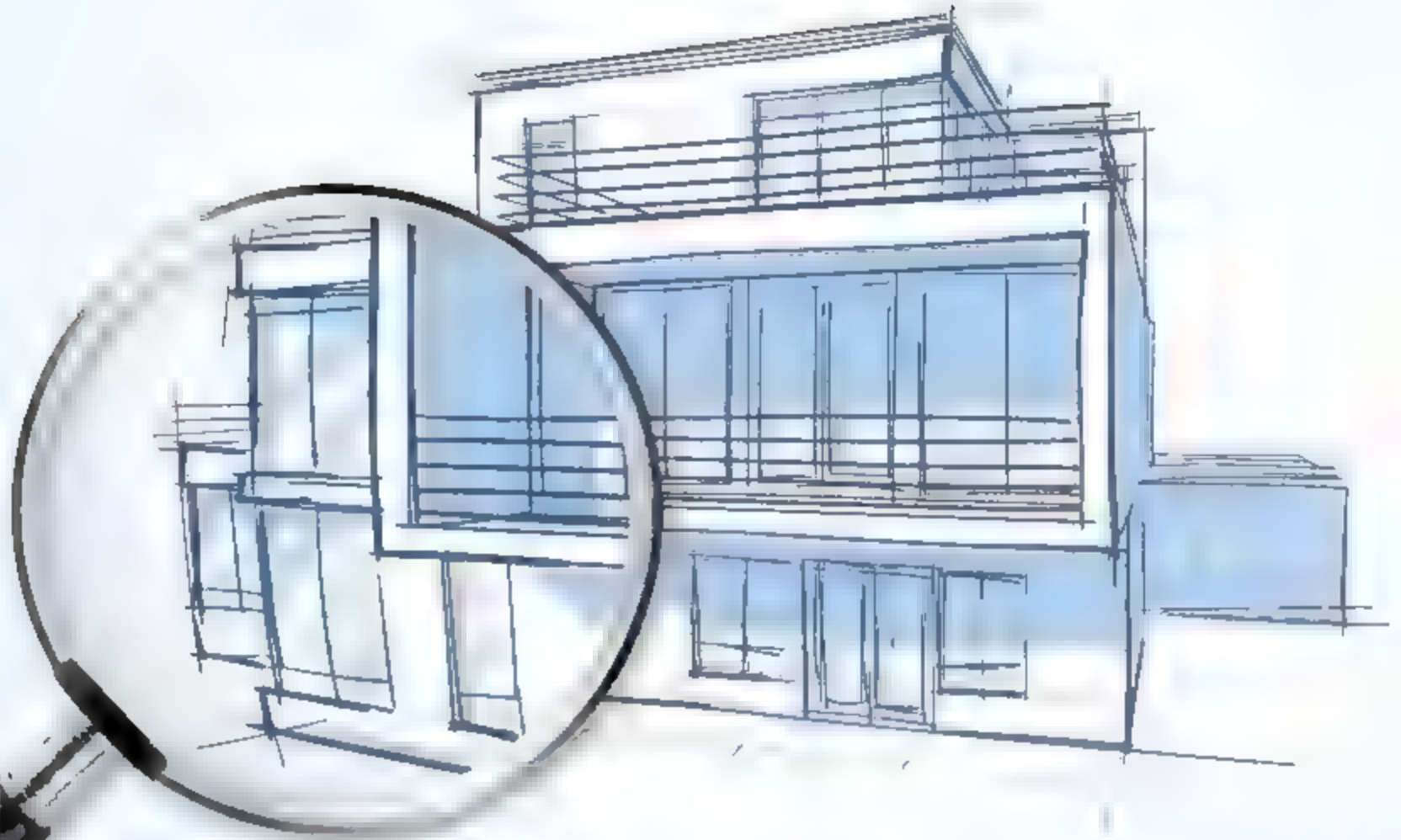


WESTERN VIEW
A modern, multi-story residential building with a glass facade and a red awning over the entrance, set against a clear blue sky.



TAIPAN PANTAI REMIS
A modern, multi-story residential building with a glass facade and a red awning over the entrance, set against a clear blue sky.





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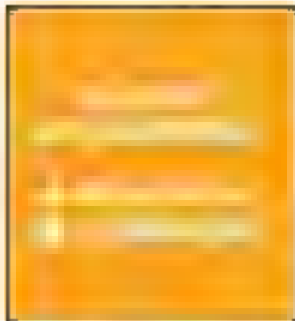
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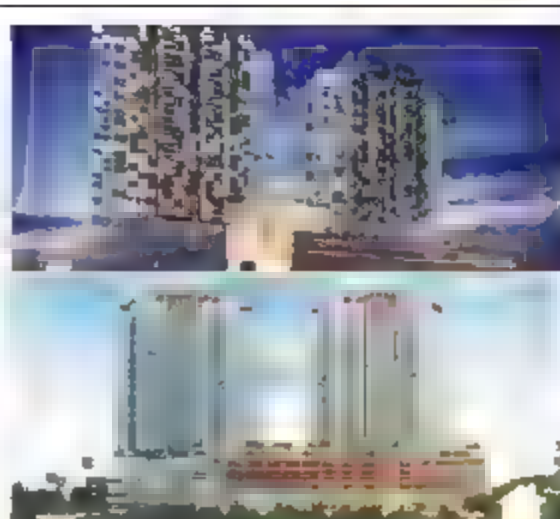
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Ampang, Tiara Ampang
Condominium **SALE**
RM 400,000 2r2b
BU1217sqf Julie Low
0123882826 UP2306740



Balakong, Avenue 2, Bandar Tun Hussein Onn
Townhouse **SALE** RM 480,000 3+1r4b BU1211sqf
Janus Low 012-373 1189 UP2268350



Balakong, ONE AMERIN BALAKONG Serviced
Residence **SALE** RM 402,788 2+1r2b BU856sqf
Cassy cheong, 016-321 7177 UP2297798



Cheras, Puncak Banyan
Condominium **SALE**
RM 335,000 3r2b BU806sqf
Derek Ho
6012-212 8089 UP1518163



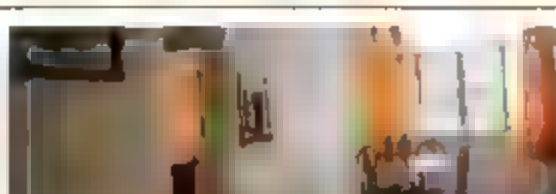
Jalan Ipoh, Sri Intan Condo I
Condominium **SALE**
RM 360,000 3r2b BU1043sqf
LA1043sqf Cecilia Chew 019-
782 0025 JP2291301



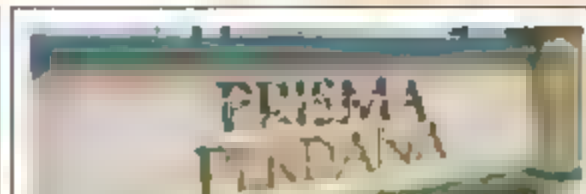
Cheras, Ananya Maluri
Taman Maluri Condominium
SALE RM 500,000 1+1r2b
BU1207sqf Bonnie Chong
6016-251 1012 UP1981931



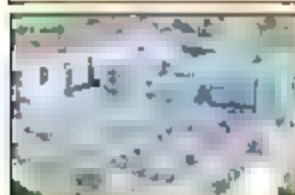
Cheras, Asiana Lumayan
Condominium **SALE**
RM 500,000 3+1r2b
BU1207sqf Bonnie Chong
6016-251 1012 UP1995296



Cheras, pengsepun vira Apartment **SALE** RM 145,000
3r2b BU600sqf Elaine Lim 012-211 1193 JP1884601



Cheras, Prisma Perdana Condominium **SALE**
RM 298,000 3r2b BU820sqf Dan Low
012-979 6777 UP2249435



Cheras, Taman Tayton View
1-sty Terrace/Link House
SALE RM 430,000 4r2b
BU1650sqf Sarah Choong
6016-666 8683 JP2282897



City Centre, D-villa Residences
Apartment Suites/Condominium
SALE RM 450,000 1r1b
BU545sqf Aloy Wong
6016-211 2118 JP1483941



Cyberjaya
Serviced Residence
SALE RM 430,000
Studio BU463sqf
Joey Tan
6016-660 3094
JP2298184



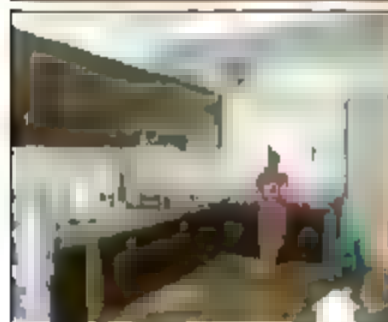
Jalan Klang Lama, Taman Tan Yew Lai 1-sty Terrace/Link
House **SALE** RM 390,000 3r2b BU1000sqf LA1320sqf
Adamson S Perera 6012-212 7770 /
6016-212 7770 UP2194279



Jalan Klang Lama, The Scott
Garden Soho **SALE** RM
459,000 1+2b BU775sqf
LA775sqf Alda Chen
012-611 9096 UP2309481



Jalan Kuching, Sri
Putra Condominium
SALE RM 465,000 3r2b
BU1050sqf Yvonne Vei
6019-239 8680 JP2298350



Kepong 2-sty
Terrace/Link
House **SALE** RM
328,000 3+1r2b
BU1650sqf LA22
x 75sqf Christine
Lee 012-587 3282
JP2331794



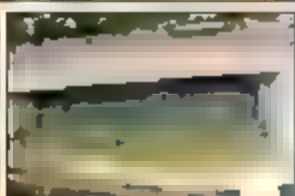
Jalan Klang Lama, Taman Tan Yew Lai 1-sty Terrace/Link
House **SALE** RM 390,000 3r2b BU1000sqf LA1320sqf
Adamson S Perera 6012-212 7770 /
6016-212 7770 UP2194279



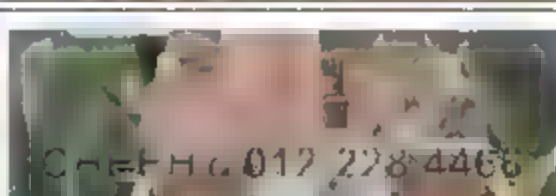
Kepong, Kepong Central Condominium **SALE**
RM 280,000 3r2b
BU1088sqf Andy Seow
6010-960 9603 JP2283165



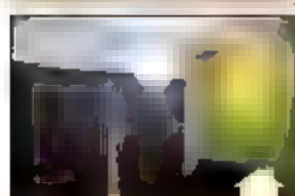
Kepong, Kepong Central Condominium **SALE**
RM 280,000 3r2b
BU1088sqf Andy Seow
6010-960 9603 JP2283165



Kepong, Menara D'sara
Condominium **SALE**
RM 380,000 3r2b BU916sqf
Sarah Choong
6016-666 8683 UP2287998



Kota Damansara, Palm Spring
@ Damansara Apartment
SALE RM 400,000 3r2b
BU1030sqf Nick Tan
016-211 7744 UP1479321



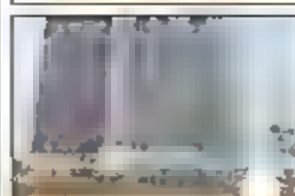
Kota Damansara, Palm Spring
@ Damansara Apartment
SALE RM 400,000 3r2b
BU1030sqf Nick Tan
016-211 7744 UP1479321



Kota Damansara, Palm Spring
@ Damansara Condominium
SALE RM 480,000 3r2b
BU1023sqf Alicia Wong
6016-211 2118 JP2190837



Klang, Meru, Semi-detached House **SALE** RM 458,000
3r2b BU1125sqf LA36x75sqf Cheeh Y-Ming
012-212 7770 UP2194279



Kota Kemuning, Kemuning
Aman Shah Alam Apartment
SALE RM 235,000 3r2b
BU736sqf Chanson Lau
6016-322 1770 JP2283062




Kota Kemuning, Kemuning
Aman Shah Alam Apartment
SALE RM 235,000 3r2b
BU736sqf Chanson Lau
6016-322 1770 UP2298107



Starz Valley @ Nike
 Bldg Jali. Starz valley, Bandar Baru Nilai. Nilai kls. Apartment SALE RM 110,300 Studio 1b BU301sqf. Cheeh Yi-Ming 6012-228 4466 JP1357884




Kuchai Lama Kuchai Avenue Condominium
 SALE RM 450,000 3r2b. BU535sqf Julia Low. 0123882626, UP2306787



OUG Fortuna Court Condo.
 SALE RM 420,000 3r2b BU1012sqf Yeow 0126238905, UP2284159



Kota Damansara, Cova Villa.
 Condominium SALE RM 430,000 3r2b BU1147sqf Jessica Mok 6012-207 8208, JP2083733



Jenjarom, Bandar Saujana Putra, 2-sty TerraceLink House
 SALE RM 381,000 3+1r3b BU1690sqf, T S Chong 019-668 1638, UP1243486



Klang, Teluk Gadong, Teluk Pulai, Semi-detached House
 SALE RM 344,000 4r2b BU1700sqf, LA20' x 75'sqf. Pe Lim 017-542 0068, JP2316887



Kota Kemuning, Kemuning Aman, Sri Kemuning Randa, Foville Starville Shah Alam Apartment
 SALE RM 220,000 3r2b BU736sqf, Chanson Lau 6016-322 1770, JP2298101



Kuchai Lama De Tropicana Condominium
 SALE RM 355,000 3r2b BU1132sqf Aki Lee Chun Wah 6017-353 6273, UP1906235



Pandan Indah, Pandan Villa Condominium
 SALE RM 500,000 BU1800sqf Terence Tang 016-298 4982, UP1960471



Petaling Jaya Zenith Residences, Kelana Jaya
 Condominium SALE RM 470,000 2r2b BU710sqf. Marcus Yee 6016-561 9596, UP1949531



Puchong, Kenanga Apartments
 Apartment SALE RM 340,000 3r3b BU877sqf Chew 012-626 2088, UP2105797



Puchong, Koi Kenanga Suites, Condominium
 SALE RM 400,000 3r2b BU1063sqf. Margaret Lai 6012-263 1103/ 6012-263 1073, UP1949764



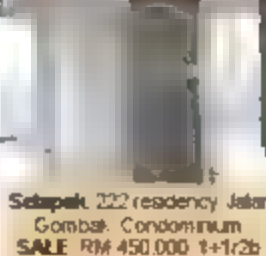
Puchong, 2-sty TerraceLink House
 SALE RM 435,000 4r3b, LA18x54sqf Alan Ng 012-290 3248, JP2287012



Seri Damansara, Menara D'sera, Condominium
 SALE RM 380,000 3r2b BU916sqf. LA916sqf Pinky Choong 012-392 8228, JP875375



Sungai Buloh, Taman Sri Buloh, Paya Jaras, Sungai Buloh, Taman Sri Buloh, Paya Jaras, Sungai Buloh
 2-sty TerraceLink House SALE RM 498,000, 4r3b LA22x75sqf, Connie Chew 6016-263 2376, UP2284992

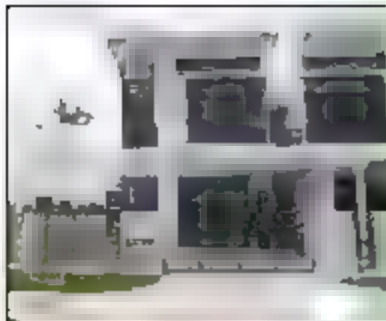


Setapak, 222 residency Jalan Gombak, Condominium
 SALE RM 450,000 1+1r2b BU904sqf Allied Yap 6012-383 9550, UP2335638



Subang Jaya First Subang Condominium
 SALE RM 450,000 Studio 1b BU533sqf, Teh BK 6012-608 5998, LP2233627

 <p>Shah Alam Perdana Apartment Seksyen 13, SALE RM 198,000 3r2b BU1850sqft Sam Aniff 6017-878 0057 JP 2308205</p>	<p>PROPERTY KLANG VALLEY</p> <p>RESIDENTIAL</p>	 <p>Ampang Hill Danas Sufia Condominium RENT RM 7 000 3+1r4b BU1900sqft LA1900sqft James Yeap 019-385 2885 JP 2330654</p>	 <p>Ampang Ampang Saujana Semi-detached House SALE RM 620 000 4r3b BU1831sqft LA20x60sqft Rachel Chu 6014-930 6623 JP 2246338</p>	 <p>Ampang Hill Ampang Hill Tara Condominium SALE RM 2,520,000 4+1r7b BU5139sqft Simeon Tang 6012-319 0870 UP 2279688</p>	 <p>Ampang Hill Cendana KLCC Condominium SALE RM 3,380,000 4+1r6b BU4520sqft Serene Yap 019-237 1813 JP 1151233</p>
 <p>Ampang Hill Mutiara Upper East Condominium SALE RM 950,000 3r2b BU1950sqft NORA 0123428889 JP 2279280</p>	 <p>Cheras Puncak Banyan Taman Connaught UCSI Condominium RENT RM 1 750 3r2b BU606sqft Derek Ho 6012-717 8089 UP 1465061</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>
 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>
 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>
 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>
 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>
 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>	 <p>Ampang Ampang Saujana Bungalow House SALE RM 2,150,000 7+1r7b BU6000sqft LA5500sqft Elaine 019-265 8223 UP 2067628</p>



Bandar Bukit Raja,
AVANI 2-sty
Terrace/Link House
SALE RM 975,000
5r4b BL 2624sqf
LA4050sqf
Bryan Chong
6017 323 2366
UP2031179



Bandar Bukit Raja,
Klang, Delima,
2.5-sty Terrace/
Link House **SALE**
RM 1 050 000
5r6b BU3161sqf
LA2617sqf
Jason Chong
6010 320 9829
UP2323179



Bandar Kinrara 2-sty Terrace
SALE RM 660,000 4r4b
BU2400sqf LA22x75sqf
Terence Chong
6019-279 3747 JP 2287382



Bandar Kinrara Semi-D
House **SALE** RM 2 150,000
4+1r5b BU3138sqf LA50 x
80sqf. Carmen Chow
012-228 2129, UP2084394



Bandar Sunway Montari
Court 2, Flat **RENT**
RM 1,000 3r2b BL780sqf
LA780sqf kacy 0122077859
UP2272544



Bandar Sunway Sunway
Tiarra 2-sty Terrace **RENT**
RM 4 000 4r3b BU2000sqf
LA20x69sqf Lam KH
6019-390 5698 JP 2286155



Bandar Utama BU10 Semi-
detached House **SALE**
RM 1 560,000 4r3b BU7380sqf
LA22x85sqf Rachel Chu
6014-890 6623 UP2246409



Bangi Bangi
Golf Resort
Bandar Baru
Bangi Bungalow
House **SALE**
RM 2 200,000
6r6b BU4800sqf
LA14000sqf Abbey
Yap 019-689 0772
UP2126435



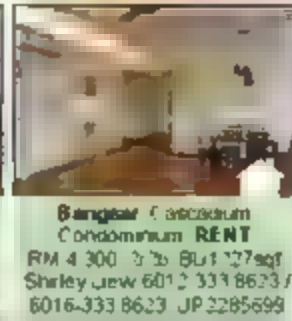
Bangi Residential Land,
SALE RM 1 100 000
LA13795sqf, Anuar
+61423462390, JP2284518



Bangsar South,
The Park
Residences,
Condominium
RENT RM 6 000
3+1r5b BU1910sqf
Ann Na
6012-207 9151
JP2318524



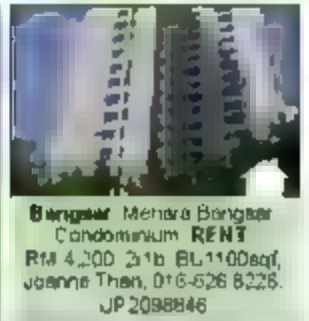
Bangsar Cascadium
Condominium **RENT**
RM 2 800 1r1b BU752sqf
Propertylink 6012-333 8623
UP1337467



Bangsar Cascadium
Condominium **RENT**
RM 4 300 3r3b BU1127sqf
Shirley Jiew 6012 333 8623 /
6016-333 8623 JP 2285699



Bangsar Desa Bangsar Ria,
Condominium **RENT**
RM 8 000 4+1r4b BU2070sqf,
Propertylink 6012-333 8623
6016-333 8623 UP2290237



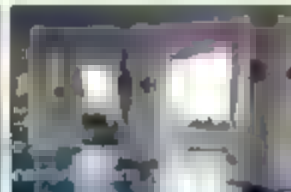
Bangsar Menara Bangsar
Condominium **RENT**
RM 4 200 2r1b BU1100sqf,
Joanne Than, 016-626 8226,
JP 2098846



Bangsar Sh Wongsaria
Condominium **RENT**
RM 3 300 3r2b BU1300sqf,
Joanne Than 016-626 8226,
JP2219685



Bukit Bintang, Bintang Fortine
Residence Serviced Residences,
SALE RM 720,000 1r1b,
BU624sqf Grace Low
6012-219 8670, UP2002525



Bukit Bintang,
Menara
Bukit Ceylon
Urgent Sales
Condominium
SALE RM 750 000
2+1r2b BU1420sqf
LA1420sqf Shawn
Lee Wk
6012 531 9369/
016-636 1861
UP1318299



Bukit Bintang, Pavilion
Residences Condominium
SALE RM 4 893 250 3+2r5b
BU2645sqf Indan Fendah
016-615 6435 JP 2042862



Bangsar Semi-detached
House **RENT** RM 9 000
6r6b BU4000sqf LA7000sqf
cheah 6012 22925148
JP 2292000



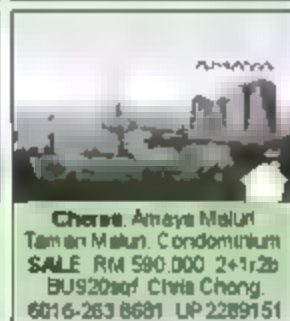
Bukit Jati Alam
Sutera Bungalow
Land **SALE**
RM 1 110 000
LA6093sqf Thomas
Chin 012 331 3827
UP2310483



Bukit Jati Alam The Sanctuary
Flat **RENT** RM 5 500
3+1r5b BU2249sqf Ho
+6596377757 JP2329799



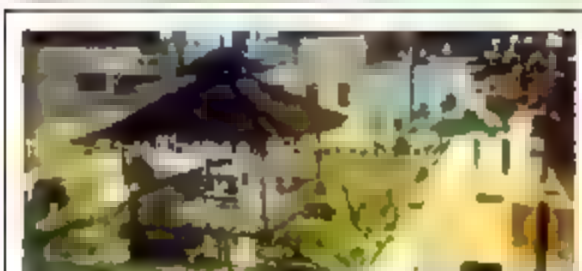
Bukit Jati Alam The Sanctuary
Flat **SALE** RM 1 230 000
3+1r5b BU2249sqf Alan
+6596377757 JP 2329797



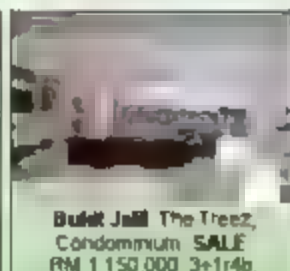
Cheras, Amaya Malluri
Taman Malluri Condominium
SALE RM 590,000 2+1r2b
BU920sqf Chela Chong
6016-263 8681 UP 2289151



Cheras Bukit Anggerik
Cheras 3-sty Terrace
SALE RM 588 000 5r3b
LA22x75sqf Sarah Chong
6016-666 8683 JP 2282488



Bukit Jati Alam Bukit jati
golf resort Bukit jati
Bungalow House
SALE
RM 3 480 000 5r6b
LA6100sqf Andy
Tan 6016 220 6404
JP1897177



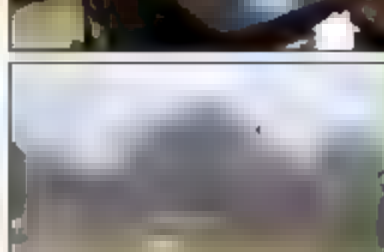
Bukit Jati Alam The TreeZ,
Condominium **SALE**
RM 1 150,000 3+1r4b
BU1700sqf Carmen Chong
012-334 2939 UP2283713



Bukit Jelutong Shah Alam
Semi-detached House
SALE RM 1 400,000 5r5b
BU3200sqf LA4704sqf Ray
0176752718 JP2020500



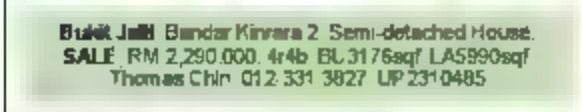
Bukit Jati Alam Bandar Kinrara 2 Semi-detached House,
SALE RM 2,290,000, 4r4b BU3176sqf LA5990sqf
Thomas Chin 012 331 3827 UP2310485



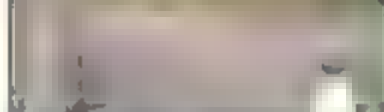
Bukit Rahman
Putra Asot Hill,
Semi-detached
House **SALE**
RM 1 550,000
5r5b BU2200sqf
LA6740sqf
Nicos Chin
6016-916 6736
JP 2317443



Bukit Jelutong Shah Alam
Semi-detached House
SALE RM 1 400,000 5r5b
BU3200sqf LA4704sqf Ray
0176752718 JP2020500



City Centre Jalan
Gurney Bungalow
House **SALE**
RM 3 200 000
5+1r7b BU4500sqf
LA6221sqf Intan
Fendah
016-615 8435
UP1334868



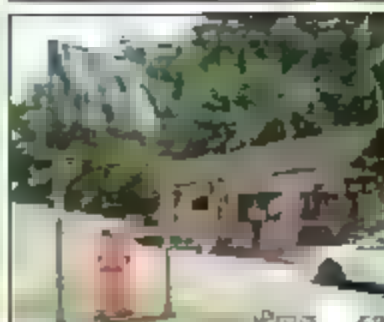
Country Heights
Danvers,
Residential
Land **SALE**
RM 5 468 000
BU10936sqf Sean
CS Chen
012-326 1339
UP1779648



Bukit Jati Alam Bungalow House **SALE** RM 24,000,000,
6r7b, BU10000sqf LA27000sqf Victor Huang,
017 200 5318, JP2102930



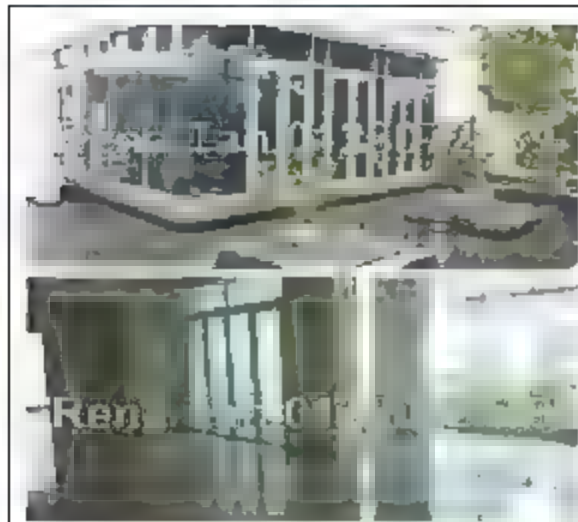
City Centre Jalan
Gurney Bungalow
House **SALE**
RM 3 200 000
5+1r7b BU4500sqf
LA6221sqf Intan
Fendah
016-615 8435
UP1334868



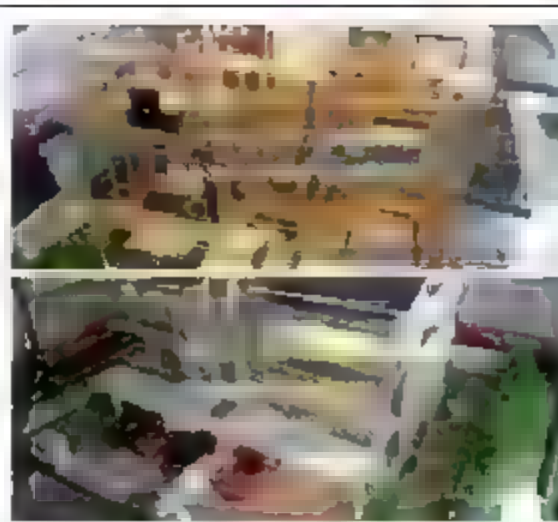
Country Heights
Danvers,
Residential
Land **SALE**
RM 5 468 000
BU10936sqf Sean
CS Chen
012-326 1339
UP1779648



Bukit Jati Alam Bungalow House **SALE** RM 24,000,000,
6r7b, BU10000sqf LA27000sqf Victor Huang,
017 200 5318, JP2102930



Bukit Turius, Tijari 2 North Condominium SALE
RM 2,380,000 4+2r6b, BU3132sqf, Rena Tan
012-307 2138 UP2321084



Casaia Grove, Bandar Mahkota Cheras Semi-detached House SALE RM 1,500,000 6+1r7b, BU4050sqf, LA40772sqf, Vivienne Haw, 6012-660 0284 / 6017-381 5321 UP2267409



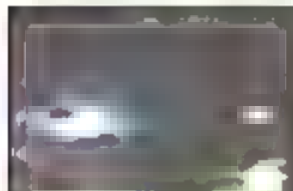
Cheras taman mulia mjdah taman tenaga 2 sty Terrace/Link House SALE RM 850,000 4r3b, BU2640sqf, LA1650sqf, WS Jiew, 6012-491 5158 JP2297507



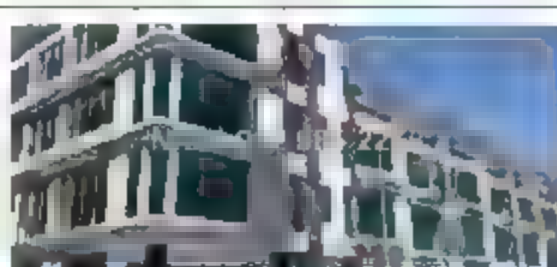
Cheras, bandar mahkota, Tiara Bungalow SALE RM 3,350,000 5+1r4b, BU5200sqf, LA17000sqf, Sky Chan, 013-380 7668, JP522039



Cheras, Bandar Mahkota Cheras, Semi-detached House SALE RM 1,180,000 5+1r5b, LA40x75sqf, KK Toh, 6014-225 8488 JP820934



Cheras, Demei Perdana, 2.5-sty Terrace SALE RM 849,000 4+1r4b, LA22x75sqf, Bella Moo, 016-331 5175, UP1128569



Cheras, Mahkota Cheras, Shop SALE RM 2,200,000 1r2b, BU4620sqf, LA20x77sqf, Nick Toong, 6012-986 2268, JP2203621



Cheras, Puncak Banyan, Condominium RENT RM 1,400 3r3b, BU650sqf, Sky Chan, 013-380 7668, UP2066158



Cyberjaya, 3-sty Terrace/Link House RENT RM 3,300 6+1r7b, BU3715sqf, LA1920sqf, Lye, 0192490339, UP2098953



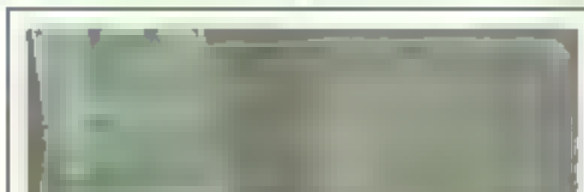
Cyberjaya, Garden Mall Shop lots, Shop-Office SALE RM 2,755,032 BU3777sqf, LA20 x 70'sqf, Ivy, 0163799167, JP2292874



Cheras, Taman Supreme, 2-sty Terrace/Link House SALE RM 670,000 3+ 2b, LA22x80sqf, Jabon Lee, 017-333 3388, JP2293926



Cheras, Mahkota Cheras, Shop SALE RM 2,200,000 1r2b, BU4620sqf, LA20x77sqf, Nick Toong, 6012-986 2268, JP2203621



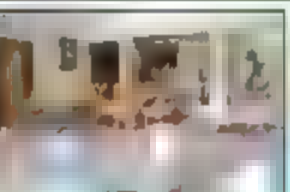
Cheras, Taman Bukit Segar, Semi-detached House SALE RM 2,500,000 5+1r5b, LA35x100sqf, Amanda Goh, 016-263 2288, UP1877306



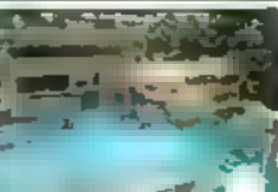
Cheras, Taman Mutiara, Semi-detached House SALE RM 1,600,000 6r3b, BU3500sqf, LA56x80sqf, Jimmy Chai, 6012-354 7079, JP2244395



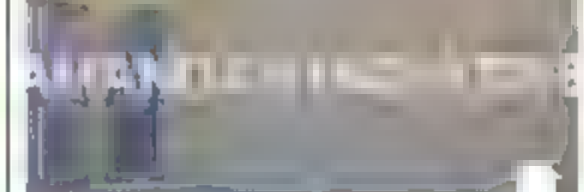
Cheras, Taman Taylor View, 1-sty Terrace SALE RM 900,000 4r2b, BU 650sqf, LA40x75sqf, Sarah Choong, 6016-668 8883, JP2304615



City Centre, 3 Kis Peng, Condominium SALE RM 2,720,000 4+1r3b, BU2960sqf, Andy Seow, 6010-960 9603, UP2208059



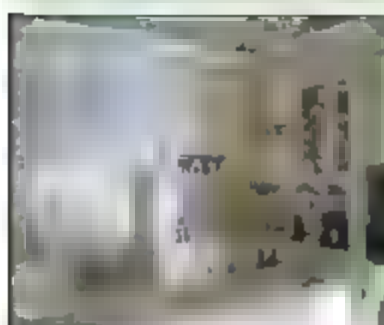
City Centre, Marc, Residence Condominium SALE RM 1,360,000 3r2b, BU1000sqf, JEFF, LA, 6019-333 1266, UP2073819



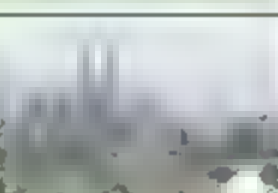
Cheras, Taman Bukit Segar, Semi-detached House SALE RM 2,500,000 5+1r5b, LA35x100sqf, Amanda Goh, 016-263 2288, UP1877306



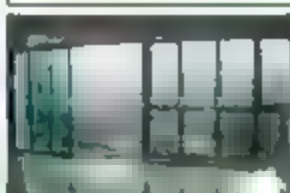
Cyberjaya, Garden Residence, Semi-detached House SALE RM 550,000 3+1 3b, BU3076sqf, LA4250sqf, Kevin Lee, 60126706887, JP2119993



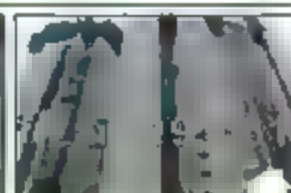
City Centre, Luxury Stonor Park, KLCC, Condominium SALE RM 4,090,000 3+1r4b, BU1326sqf, Geri Hung, 6016-208 2503, JP2296570



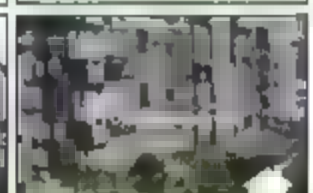
City Centre, Setra SKY, Residences Condominium RENT RM 4,100 2+1r3b, BU1055sqf, Caronne Ong, 6012 332 3621, UP2259409



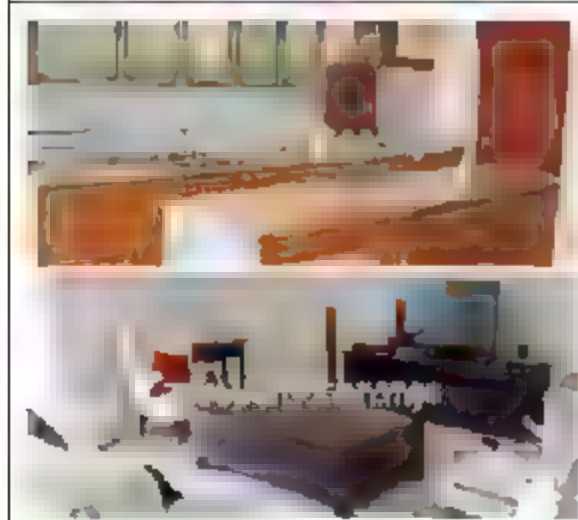
City Centre, Setra SKY, Residences Condominium SALE RM 999,999 2+1r3b, BU1055sqf, Carmen Chong, 012-334 2939, UP2283669



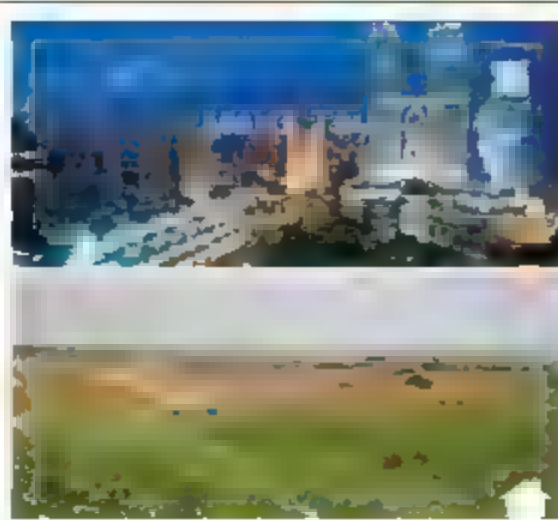
City Centre, The Troika, Kuala Lumpur, Serviced Residence SALE RM 3,522,000 3r3b, BU2349sqf, JEFF, LA, 6019-333 1266, UP2086398



Cyberjaya, Gardenview, Residence Condominium RENT RM 8,000 3r2b, BU1700sqf, Amy, 0129733706, JP2329042



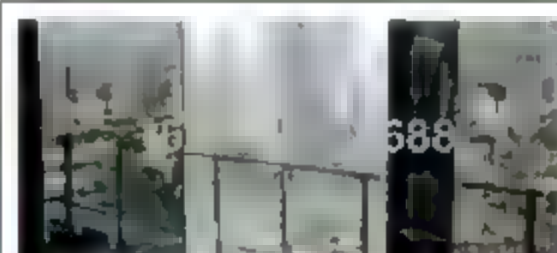
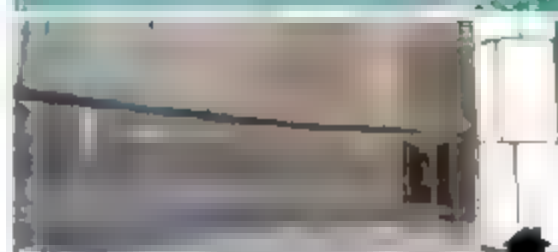
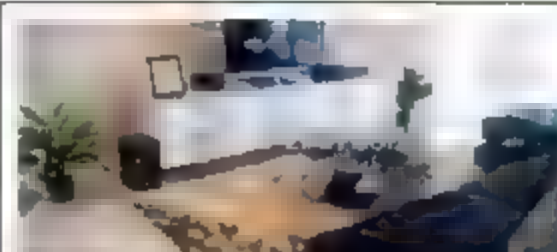
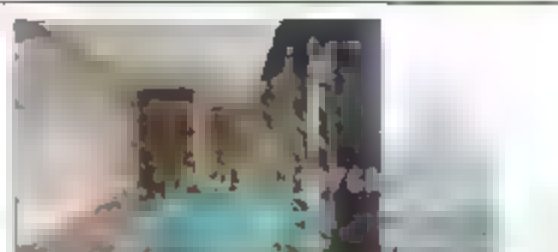
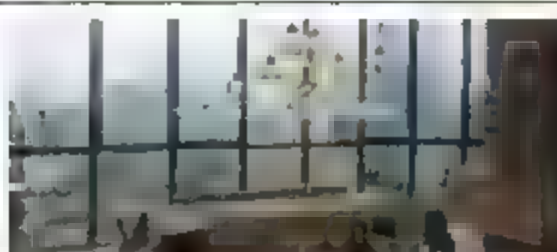
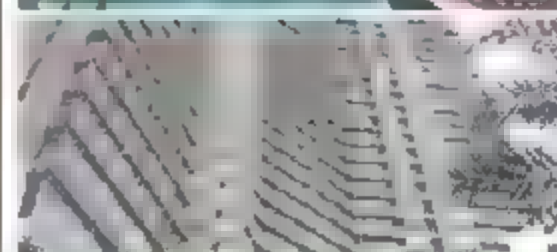
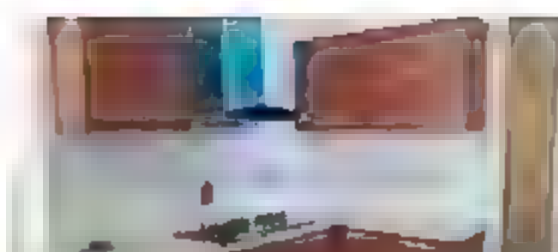
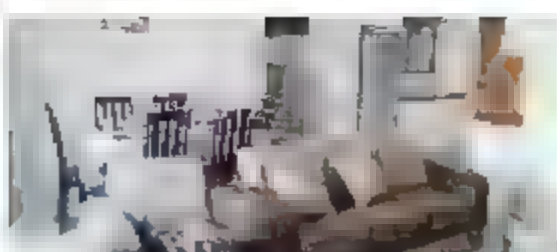
City Centre, DUARESIDENCY, KLCC, CITY CENTRE, JALAN TUN RAZAK, NEARBY EMBASSY Triplex SALE RM 4,047,700 4+1r6b, BU4762sqf, ZIMM, 6017-667 5766, JP2301747



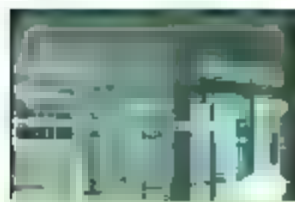
City Centre, Land For Sale, KL City Center Commercial Land SALE RM 105,000,000 1r1b, BU20000sqg, LA4sqg, MARIATAY, 012-487 7722, UP2143531



City Centre, plaza berjaya, Bukit Bintang, Imbi, KL, Condominium SALE RM 1,150,000 3+1r3b, BU1765sqf, Derik Ho, 6012-212 8089, UP2330130



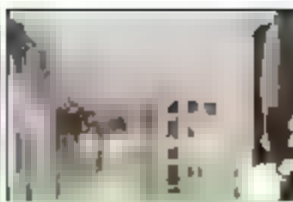
CLASSIFIEDS SECTION



Damansara Tropicana Villas Semi-detached House **SALE** RM 5,950,000 7+1r9b, BU 7000sqft, LA5455sqft, Pn Ee 60123255423, UP2296038



Damansara Perdana Metropolitan Square Condominium **RENT** RM 2,200 3r3b, BU1127sqft, Nicholas Ling, 012-267 1335, UP618796



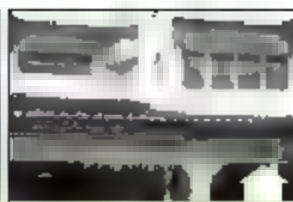
Damansara Perdana Metropolitan Square Condominium **SALE** RM 690,000 3r3b, BU1190sqft, Doeh Zandi 0192311393, JP2319857



Damansara Damai Suites Damansara 3-story Terrace **SALE** RM 1,380,000 5+1r6b, BU3394sqft, LA2400sqft, Eon Loo, 6016-255 5567 JP2055165



Cyberjaya MyDiva Homes Semi-detached House **RENT** RM 5,000 5+1r6b, BU3855sqft, LA40x90sqft, Iham Affendi, 6019-250 3508 JP1868887



Damansara Heights Kuala Lumpur 2-story Terrace/Link House **SALE** RM 1,780,000 4r3b, BU1400sqft, LA1700sqft, En Yuz, 0166742444 JP2312249



Desa ParkCity 3-story Terrace **RENT** RM 9,800 5+1r7b, BU5448sqft, LA24x80sqft, Alice Teo, 017-727 2433 JP2279044



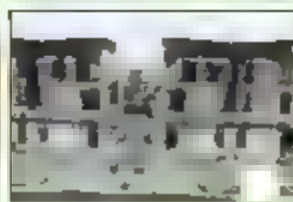
Damansara Perdana Palm Spring @ Damansara Condominium **SALE** RM 505,000 3r3b, BU1003sqft, Raymond Tan, 0163060556 UP2383479



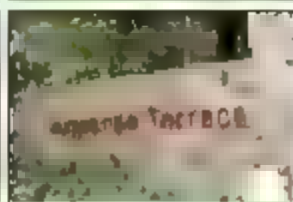
Damansara Perdana Metropolitan Square Condominium **RENT** RM 2,200 3r3b, BU1177sqft, Nicholas Ling, 012-267 1335, UP2222163



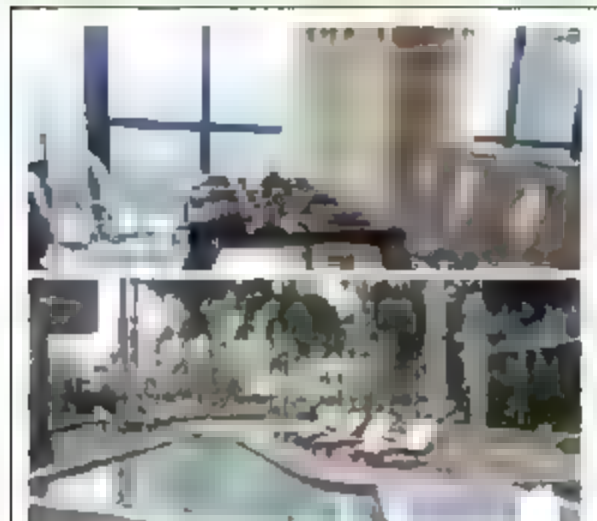
Damansara Heights Damansara Semi-detached House **SALE** RM 4,950,000 5+1r6b, BU4600sqft, Alex Hong, 012-209 9868, JP2321062



Cyberjaya The Mearns Semi-detached House **SALE** RM 2,400,000 5+1r5b, BU4852sqft, AA SL Tan, 6012-253 0048 JP2310374



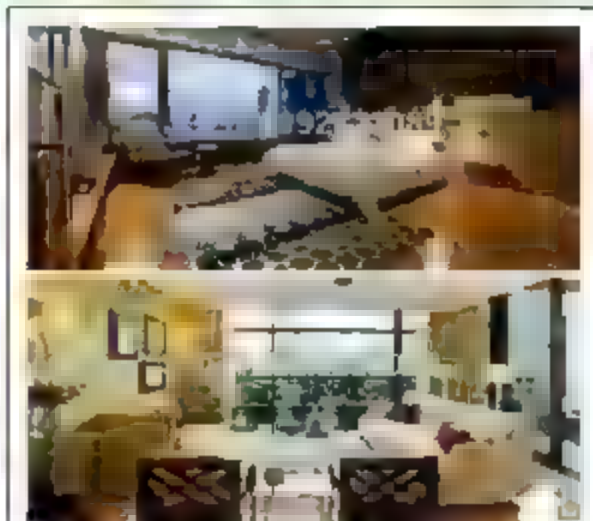
Damansara Perdana Amanah Terrace Duplex **SALE** RM 840,000 4r3b, BU2600sqft, Shazmin, 6010-387 5510 UP1737421



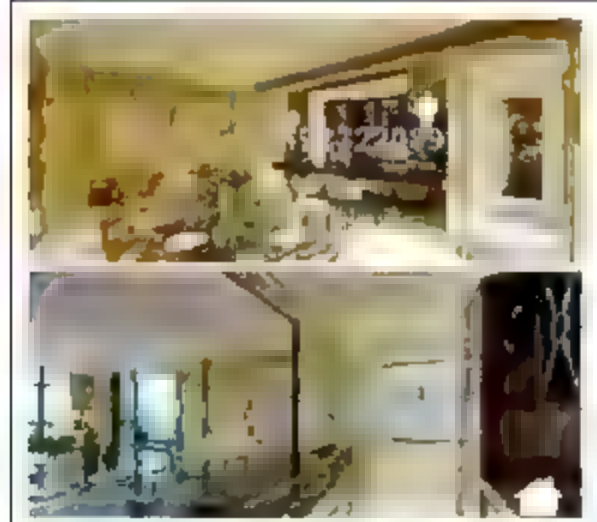
City Centre Setia SKY Residences **SALE** RM 1,490,000 3+1r3b, BU1378sqft, LA1378sqft, Randy Chua and Huey CP, 6012-210 7688 / 6012-212 8699 JP2232445



City Centre Setia SKY Residences **SALE** RM 1,590,000 3+1r3b, BU 701sqft, LA1701sqft, Randy Chua and Huey CP, 6012-210 7688 / 6012-212 8699 UP2015421



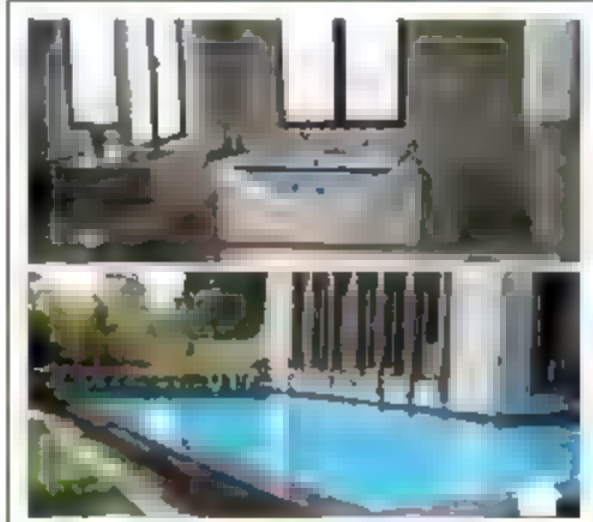
City Centre The Troika KLCC City Centre Penthouse **SALE** RM 25,000,000 4+1r6b, BU9526sqft, Joey Tan, 6018-232 2088, UP2296489



City Centre The Troika KLCC City Centre Triplex **SALE** RM 35,000,000 4+1r7b, BU13089sqft, Joey Tan, 6019-232 2089, UP2296370



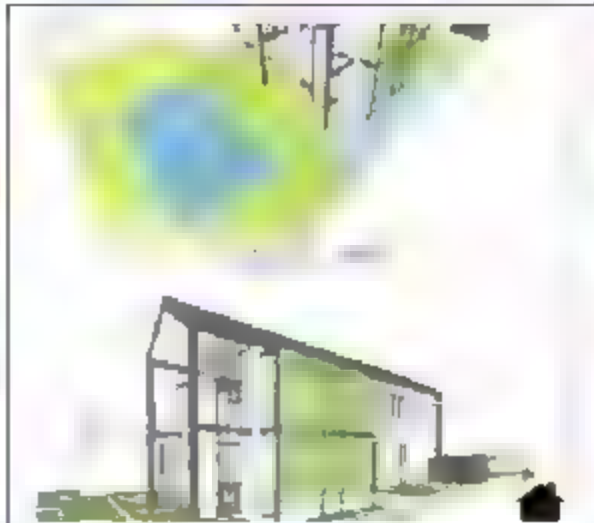
Country Heights Country Heights Kajang Bungalow House **SALE** RM 4,600,000 10+1r9b, BU8300sqft, LA9170sqft, Elaine Ding, 6017 777 1395, UP1608542



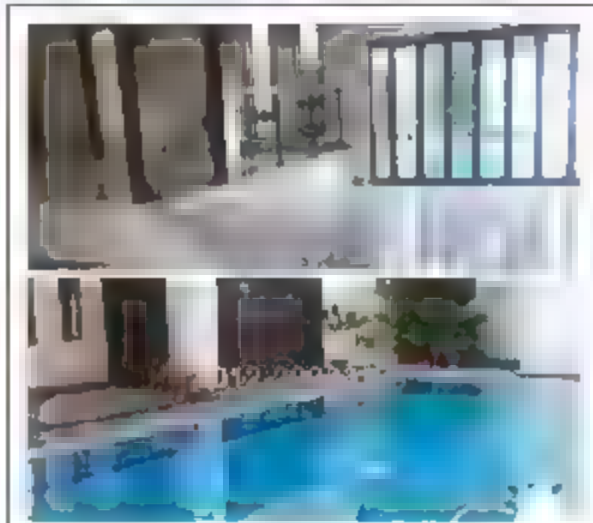
Country Heights Country Heights Kajang Bungalow House **SALE** RM 4,680,000 7+1r6b, BU11000sqft, LA11000sqft, Elaine Ding, 6017 777 1395, UP1587119



Cyberjaya Residential Land **SALE** RM 1,400,000 KK Chang, 6019-992 6622 JP2329426



Damansara Heights Bukit Damansara Bungalow House **SALE** RM 14,500,000 6r6b, BU9000sqft, LA11888sqft, Casey Cheong, 016-321 7177 UP2274029



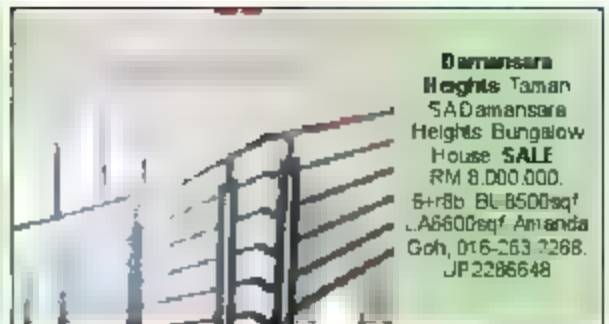
Damansara Heights Bukit Damansara Bungalow House **SALE** RM 8,600,000 5+1r6b, BU6000sqft, LA9490sqft, Geetha Padman, 012-289 3317 UP2304504



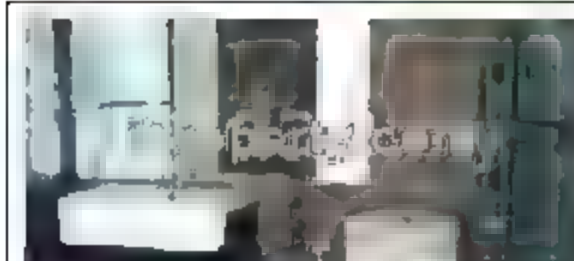
City Centre, Setia
Sk + Residences
City centre Residence **SALE**
RM 1 471 260
3+1+4b BU1582sqf,
Jitco Chan
012-361 3989
JP1727037



Damansara Heights Sg Murni
Condominium **SALE** RM 950 000
3+1+3b BU1960sqf,
Joanne Khoo,
013-739 1132
JP 2296859



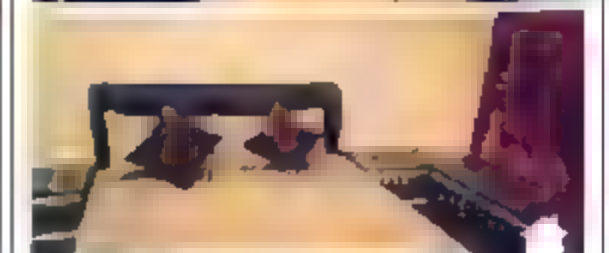
Damansara Heights Taman
SADamansara
Heights Bungalow
House **SALE**
RM 8 000 000
5+1+8b BU8500sqf
LA8600sqf Amanda
Goh, 016-263 2268,
JP2286648



Damansara Perdana, Empre Damansara, Soho, RENT
RM 1,600. 1+2b, BU691sqf Derrick Lee, 6016-312 3321,
UP2305588



Damansara Perdana, Metropolitan Square, Bandar
Damansara Perdana, Condominium **SALE** RM
670 000 3+2b BU1140sqf Raymond Tan 0163060555 /
0193060555 UP2321286



Damansara Perdana, NEO Damansara, Condominium
RENT, RM 1,600 Studio 1b, BU421sqf Derrick Lee,
6016-312 3321 UP2310949



Desa ParkCity Cusuman Garden
Hill Homes 3-sty
TerraceLink
House **SALE**
RM 3 300 000
4+1+5b BU4306sqf
LA24x80sqf
Aster Ong
6016-238 6273
JP 2250739



Entri@ Ambang Botanic
Semi-detached House **SALE**
RM 1 888 000, 5+1+6b
BU4639sqf LA40x95sqf MUI
0127273347 UP 2290530



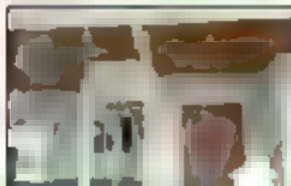
Glenmarie, Saujana
Zero Lot 0 lot
Glenmarie Zero-Lot
Bungalow, **SALE**
RM 2 500 000
5+1+6b BU4078sqf,
LA4000sqf James
Tan 6012-611 2715
UP 2278051



Desa ParkCity 3-sty Terrace
SALE
RM 3 500 000 5+1+6b,
BU5448sqf, LA24x80sqf alicia
teo, 017 727 2433 UP 2278920



Conibek, bukit permatasari
gombak 2.5-sty TerraceLink
House **SALE** RM 640 000
4+1+3b LA22x75sqf, Ador Liew,
017-7721778 JP2232047



Jalan Ipoh Bungalow
House **SALE** RM 4 000 000,
7+1+6b BU6700sqf
LA10700sqf Christine Lee
012-587 3282 UP1345945



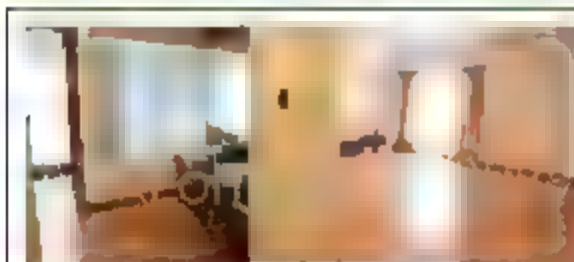
Jalan Ipoh, Taman teak
indah 3-sty Terrace **SALE**
RM 1 200 000 6+1+6b
LA22x80sqf Grace Low,
6012-219 8670 JP 2139910



Jalan Klang Lama, Benteng 8, Old Klang Road
Condominium **SALE** RM 780 000 2+1 3b BU934sqf
LA934sqf Pandi Chua and Kuay CP 6012-210 7688 /
6012-212 8699 UP1978408



Jalan Klang Lama, The
Scott Garden Soho **SALE**
RM 530 000 1+2b BU775sqf
Yvonne Yeoh 0123886182
UP 2092631



Kajang, 2Storey Country Heights Bungalow, Kajang,
BungalowHouse **SALE** RM 4,500,000 6+1+7b,
BU6000sqf, LA8000sqf Alex Loh, 016-201 0089,
UP 2103603



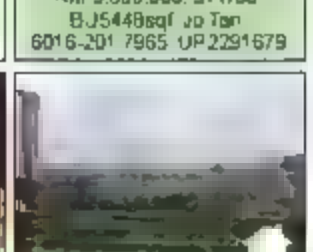
Kajang, Country Height
BungalowHouse **SALE** RM
11,000,000 10+10b BU10000sqf
LA19300sqf Lee Tong Fong,
6012-202 0029, UP2301564



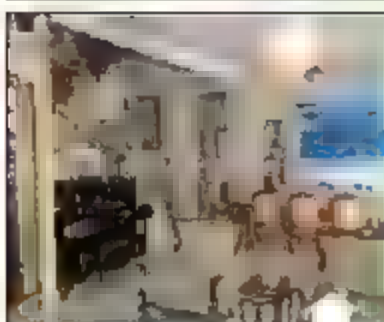
Kajang, Kajang Perdana
Shop **SALE** RM 1 100 000,
BU1650sqf Jico Chin 012-
361 3999 JP2168609



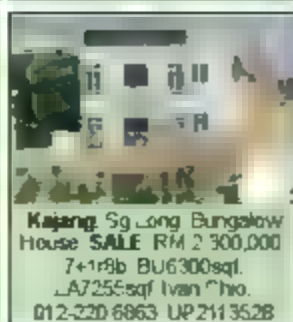
Kajang, Nadasu 92, Kajang
2 3-sty Terrace **SALE** RM
950 000 4+1+4b BU3839sqf,
LA25 x 75sqf Patrick Yong
018-291 9688, UP 2335626



Kajang, Saujana vitakajang,
Semi-detached House **SALE**
RM 1 160 000 5+5b BU1700sqf,
LA3200sqf Jeffrey Oon, 6013-
277 6680, UP 2308049



Kajang, Sejati
Hill 18a Taman
Sejati Bandar
Sungai Long
Semi-detached
House **SALE**
RM 1 580 000
5+1+4b BU2657sqf,
LA38x80sqf,
Chns Chen,
019-989 8126
JP1289995



Kajang, Sg Long Bungalow
House **SALE** RM 2 300 000
7+1+8b BU6300sqf,
LA7255sqf Ivan Chio,
012-220 6863 UP 2113628



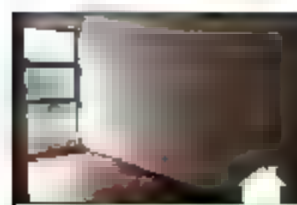
Kajang, Kajang Perdana
Shop **SALE** RM 1 100 000,
BU1650sqf Jico Chin 012-
361 3999 JP2168609



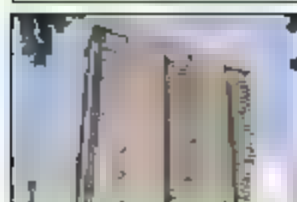
Kajang, Sg Long Bungalow
House **SALE** RM 2 500 000
7+1+8b BU4800sqf,
LA6700sqf Ivan Chio,
012-220 6863, UP 2116527



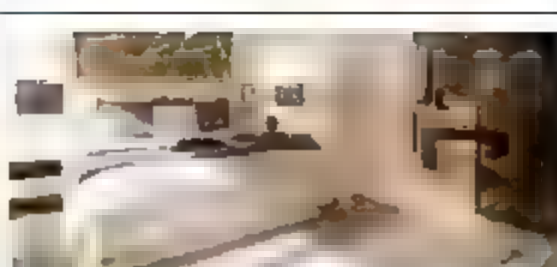
Kajang, Sunville, Twin Palms,
Semi-detached House **SALE**
RM 1 608 600 5+1+7b
BU4050sqf LA40x80sqf Ivy Tee,
6012-331 6535, JP 2278742



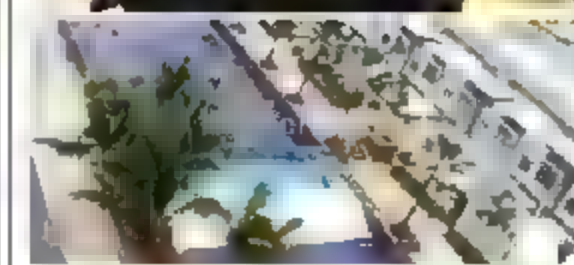
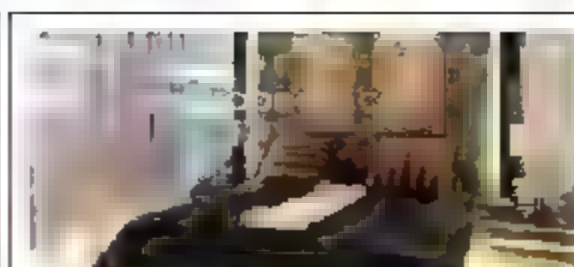
Kajang, Twin Palms, Semi-detached House SALE RM 1,420,000 4+1+5b, BU 3223sqf, LA40x80sqf, Ally Ang, 012-612 1968, UP 2293065



KL City BERJAYATIME SQUARE Shop SALE RM 4,600,000 BU211, LA211, Pinky Choong, 010-435 2318 / 012-392 8228, UP 1613844



Kelana Jaya, Zenith Residences, Condominium SALE RM 545,000 3+2b, BU 990sqf, Steve Wong, 6019-511 8018, UP 2061431



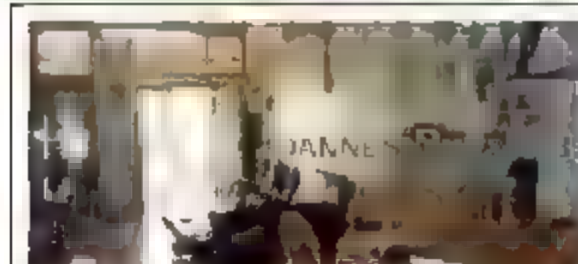
Kelana Jaya, Zenith Residences, Condominium SALE RM 595,000, 3+2b, BU 1023sqf, Steve Wong, 6019-511 8018, UP 2095388



Kelana Jaya, Zenith Residences, Serviced Residence RENT RM 1,600 3+2b, BU 710sqf, LA710sqf, Pricca Ang, 6012-702 7177, UP 2153069



Kepong, Taman Kepong 2 bungalow Factory RENT RM 14,000 BU9000sqf, rante 0163389562, JP 2300375



Kepong, TAMAN BUKIT MALJIR 1-sty Terrace/Link House SALE RM 700,000 4+2b, BU1780sqf, LA22X80sqf, Mr Joannes Lim, 6012-324 8238 / 6012-773 8239, UP 1643116



KL City Idaman Residence Condominium SALE RM 1,691,000 3+1+1b, BU1691sqf, LA1691sqf, JEFF LAI, 6019-333 1266, UP 2063676



KL City BERJAYATIME SQUARE Shop RENT RM 4,600,000 BU211sqf, LA211sqf, Pinky Choong, 010-435 2318 / 012-392 8228, UP 1613844



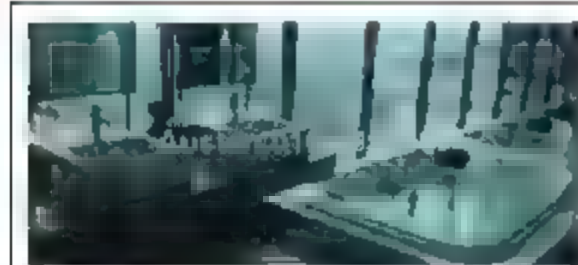
Klang MERU KLANG Office SALE RM 6,000,000 15b, BU1384, LA1694, MOHYAR, 0192791083, JP 2327647



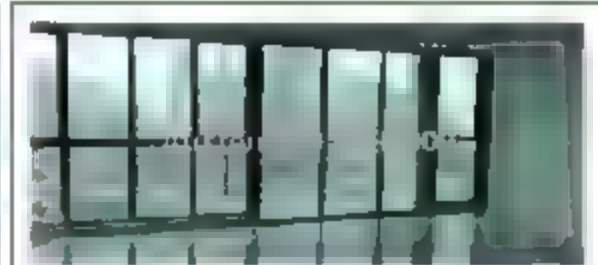
Klang Semi-detached House SALE RM 1,728,000 5+1+6b, BU4125sqf, LA40 x 80sqf, Louis Yip, 012-385 2878, UP 2301052



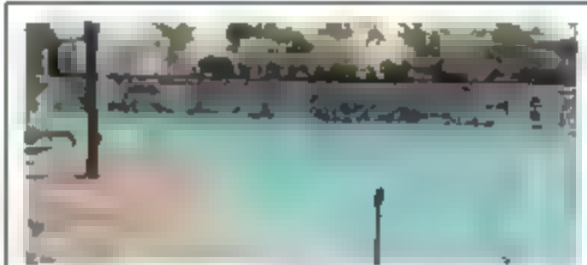
KL City Pavilion Residences, Bukit Bintang, Condominium SALE RM 7,000,000 4+1+6b, BU5743sqf, Joey Tan, 6019-232 2089, JP 2082548



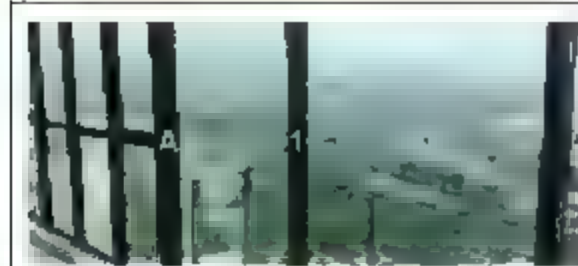
KL City Setia SKY Residences, Jalan Tun Razak Condominium RENT RM 5,500, 2+1+3b, BU1281sqf, Austen Yang, 6010-899 0909, UP 2273178



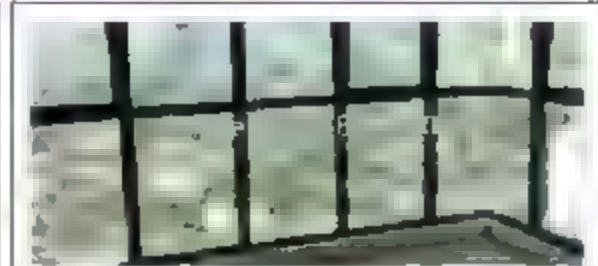
KL City Setia SKY Residences, Jalan Tun Razak Condominium RENT RM 5,900 3+1+3b, BU1378sqf, Austen Yang, 6010-899 0909, UP 2273092



KL City Setia SKY Residences, Jalan Tun Razak Condominium RENT RM 5,900, 3+1+3b, BU1701sqf, Austen Yang, 6010-899 0909, JP 2273433



KL City Setia SKY Residences, Jalan Tun Razak Condominium SALE RM 1,200,000 2+1+3b, BU1313sqf, Austen Yang, 6010-899 0909, UP 2278808



KL City Setia SKY Residences, Jalan Tun Razak Condominium SALE RM 950,000, 2+1+3b, BU1055sqf, Austen Yang, 6010-899 0909, UP 2278763



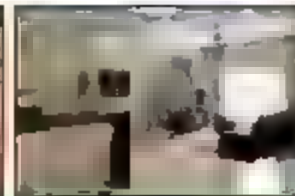
KL City Setia SKY Residences, KLCC Condominium RENT RM 5,000 2+1+3b, BU1313sqf, Randy Chua and Kuan CP, 6012-210 7688 / 6012-212 8699, UP 2313791

	Glenmarie Temasya Sura Glenmarie 2-sty Terrace/Lnk House SALE RM 2,500,000 5r5b BU4000sqft LA5200sqft James Tan 6012-611 1715 JP2277928		Jalan Kuching, Royal Domain Sn Putramas 7' Condominium, SALE RM 535,000 3r2b BU1170sqft Woon TH 6013-381 0381 JP2137375		Kajang, Tmn Prima Saujana 2-sty Terrace SALE RM 650,000 4+1r3b BU2400sqft LA22x70sqft P Selva 6012-314 1479 JP2191085		Derek Ho, 012-212808
	Kepong, Taman Megah Townhouse SALE RM 528,000 3r7b BU1345sqft LA20x75sqft Kane Lee 010-433 3166 JP2256345		KL City Shop-Office RENT RM 6,500 LA160 Kok Seong, 0173370402 JP2295390		KL City Sn Duta I Condominium SALE RM 1,800,000 5r3b BU3000sqft Rena Tan 012-307 7139 JP2307016		Kajang, Evergreen Park Acom Hazel Bandar Sg Long Mahkota Cheras, Cheras, Condominium RENT RM 1,300 3r2b BU1141sqft Derek Ho 6012-212 8089 JP2308275
	Klang, Sn Andales 2-sty Terrace/Lnk House SALE RM 670,000 3r3b BU1770sqft LA42 x80sqft Andrew Tan 012-790 3345 JP2208980		KLCC Ampersand @ Kls Peng Condominium SALE RM 3,136,800 3+2r5b BU2613sqft 6012-215 2008 UP2046001		KL City The Orion JALAN TUN RAZAK Condominium RENT RM 3,500 3+1r3b BU1123sqft Pinky Chong 012-392 8228 JP2201914		KLCC Ampersand @ Kls Peng Condominium SALE RM 3,136,800 3+2r5b BU2613sqft 6012-215 2008 UP2046001
	KLCC Ampersand @ Kls Peng Condominium SALE RM 3,136,800 3+2r5b BU2613sqft 6012-215 2008 UP1971329		KLCC Ampersand @ Kls Peng Condominium SALE RM 3,136,800 4+1r7b BU4700sqft 6012-215 2008 JP1971350		Klang, TMN AMAN PERDANA KLANG SETIA ALAM BDR Bk Semi-detached House SALE RM 950,000 5r3b LA50x75sqft Peter Seow 019-355 8812 UP2304211		KLCC Bukit 8 KL City Centre Condominium SALE RM 1,000,000 1r1b BU761sqft Leonard Chin 012-227 1137 JP744208
	KLCC Corporate Office SALE RM 15,282,000 1r8b BU12000sqft LA10000sqft MARIATAY 012-487 7722 UP2143081		KLCC Dua Residency Condominium SALE RM 2,533,000 4+1r4b BU2315sqft Amanda B Ling 0176886877 JP2199266		KLCC Dua Residency KLCC KL city center Condominium SALE RM 4,120,000 4+1r9b BU4762sqft LA4762sqft Jeffrey Oon 6013-277 6680 UP2328086		KLCC Hampshire Park Condominium RENT RM 6,000 2+2r2b BU1809sqft Propertylink 6012-333 8623 / 6016-333 8623 UP2275282
	KLCC Kirana Residence Condominium RENT RM 7,000 2+1r3b BU2300sqft Alvin Wong 6016-208 8062 / 6012-239 0083 UP1989344		KLCC Mutiara Upper East Condominium SALE RM 8,800 3+1r3b BU2109sqft Joey Tan 6016-660 3094 UP2293095		KLCC Parkview Service Apartment Kuala Lumpur RENT RM 3,200 1r1b BU615sqft Propertylink 6012-333 8623 UP1503787		KLCC Setia Sky Residence @ Kuala Lumpur SALE RM 1,310,000 2+1r2b BU1313sqft Calvin Chan 6019-282 2078 JP1036225
	KLCC The Pearl KLCC Condominium SALE RM 3,700,000 4r4b BU3439sqft Jew Mun Soon 016-666 2338 UP2294847		KLCC Setia Sky Residences Kuala Lumpur SALE RM 1,290,000 3+1r3b BU1371sqft Chew 012-626 2088 JP2089495		KL Sentral Suasana Sentral Loft Brokfields Condominium RENT RM 3,800 1+1r1b BUB11sqft Jole D166643100 UP2286896		Kota Damansara Casa Indah 2 SALE RM 1,080,000 3+1r3b BU1584sqft Thean V S 012-203 5517 JP2289694
	Kota Damansara Casabella Type E Bungalow House RENT RM 9,000 7r7b BU5275sqft LA4000sqft Derek Lee 6012-363 3803 JP1623012		KLCC The Troika Condominium RENT RM 18,000 3+1r5b BU2500sqft LA2500sqft Jeffrey Oon 6013-277 6680 JP2312862		KLCC The Troika Condominium SALE RM 3,700,000 3+1r4b BU2348sqft LA2348sqft Jeffrey Oon 6013-277 6680 UP2312851		Kota Damansara Casabella Bungalow House SALE RM 3,100,000 7r7b BU5275sqft LA4000sqft Derek Lee 6012-363 3803 JP1556730

CLASSIFIEDS SECTION



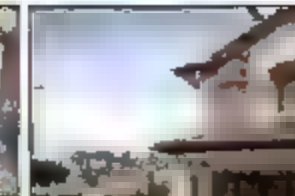
Kota Damansara, Damansara Ulu, section 9 SALE RM 2,450,000 4+1r3b BU 3200sqft, LA5300sqft, Pinky Choong, 012-392 8228 JP226014



Kota Damansara Sec5 Emas, 2-sty Terrace SALE RM 950,000 4r3b BU2100sqft, LA22x75sqft, Simon Jiew, 6012-226 2577 UP2297886



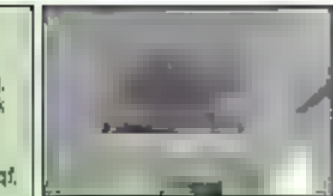
Kota Damansara section 9 SALE RM 2,450,000 4+1r3b BU3200sqft, LA5300sqft, Pinky Choong, 012-392 8228 JP226036



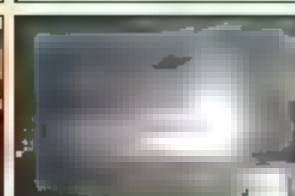
Kota Kemuning, 2-sty Terrace/Link House SALE RM 1,090,000 4+1r4b BU2434sqft, Howard Tee, 012-225 5131 JP228580



Kl Sentral Suasana Sentral Link Condominium SALE RM 2,200,000 5r4b BU3891sqft, Shirley Jiew, 6016-333 8623 LP2290304



Kota Kemuning, 2-sty Terrace SALE RM 560,000 4r3b BU1400sqft, LA20x70sqft, Janet Khong, 6012-239 3365 UP1924340



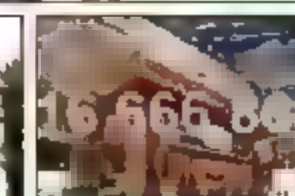
Kota Kemuning, KOTA KEMUNING FACTORY Factory, SALE RM 11,500,000, Chew Hui Wah, 012-376 8375 JP2284524



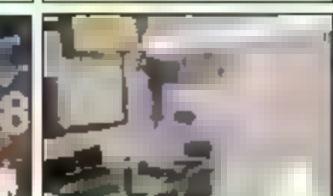
Kota Kemuning Shop RENT RM 7,000 BU 3000sqft, LA2000sqft, Cheah, +60174291139 JP2336740



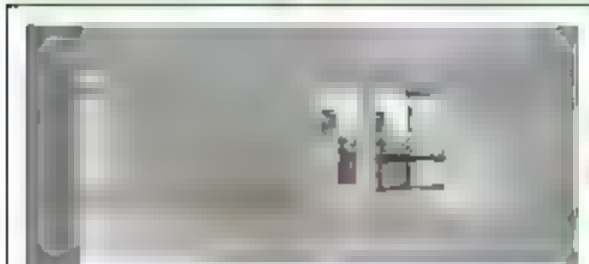
Kota Kemuning Se Damai Bungalow House SALE 6+1r5b BU5900sqft, LA6167sqft, Thean S, 012-203 5517 JP2292539



Kuala Lumpur BERUAYA TIMES SQUARE Shop SALE RM 2,450,000 BU1711sqft, Sarah Choong, 6016-666 8683 JP2180605



Kota Damansara, Casa Indah Condominium RENT RM 2,800, 2+1r2b BU1237sqft, CJ Lee, 012-289 8214 UP2287686



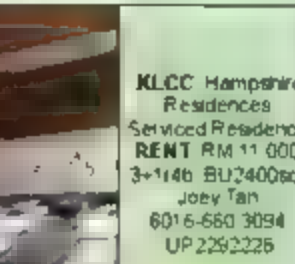
Kota Kemuning Bukit Kemuning Bungalow House SALE RM 3,700,000 6r5b BU7061sqft, LA60x80sqft, Nelson Lee, 8012-924 3497 UP2118520



KLCC, Courtyard Condominium RENT RM 4,500 3r2b BU1600sqft, LA1600sqft, Alice Chan, 012-611 9096 UP2287653



KLCC Hampshire Residences Serviced Residence RENT RM 11,000 3+1r4b BU2400sqft, Joey Tan, 6016-660 3094 UP2262226



Kota Damansara CASABELLA Bungalow House SALE RM 3,150,000 6+1r7b BU5300sqft, vy lee, 6012-331 6535 UP2270993



KLCC The Pearl Condominium SALE RM 4,000,000 3+1r5b BU3321sqft, Yvonne Lee, 6012 319 1563 UP1751857



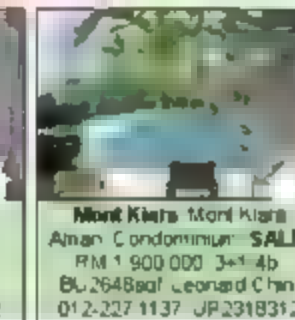
KLCC ANJUNG DAMAI City Centre Townhouse SALE RM 1,700,000 4+1r5b BU2872sqft, Joanna Tan, 012-225 2285 UP691227



Mont Kiara CHANGKAT KIARA RENT RM 10,000 5+1r5b BU3300sqft, LA4400sqft, BE Ooi, 012-316 0862 JP931469



Mont Kiara Damai Condominium SALE RM 1,500,000 4+1r4b BU2270sqft, Rena Tan, 012-307 2139 UP2287632



Mont Kiara Mont Kiara Aman Condominium SALE RM 1,900,000 3+1r4b BU2648sqft, Leonard Chin, 012-227 1137 JP2318312



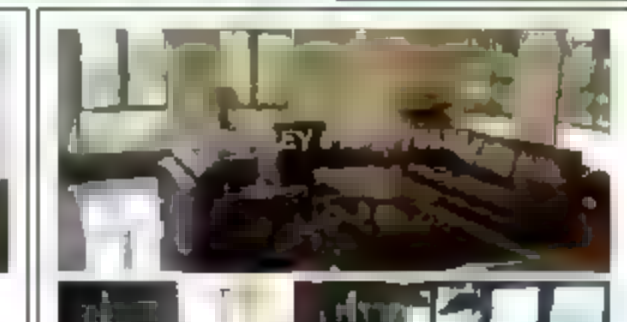
Midvale Damansara Surian Residences Condominium SALE RM 1,380,000 4+1r4b BU 890sqft, Bryan Chong, 016-308 8018 JP22 3303



Petaling Jaya The Grove Taman Sep Zero-Lot Bungalow SALE RM 4,000,000 6+1r7b BU5506sqft, LA4800sqft, Stan Wong, 8012 375 5399 6010-369 9355 JP2274014



Kuchai Lama Kuchai Entrepreneurs Park Shop SALE RM 3,600,000 1r2b BU5402sqft, LA22x97sqft, Nick Toong, 6012-986 2268 UP2295251



Mid Valley City Sri Langit Condominium SALE RM 2,280,000 3+1r5b BU2971sqft, LA2971sqft, Jeffrey Ooi, 6013-277 6580 JP2307864



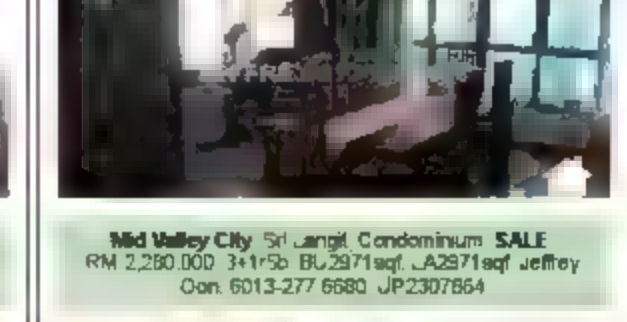
Mont Kiara, Hijauan Kiara Condominium SALE RM 1,800,000 3+1r4b BU2468sqft, Yew Juan, 0123161139 JP2281598



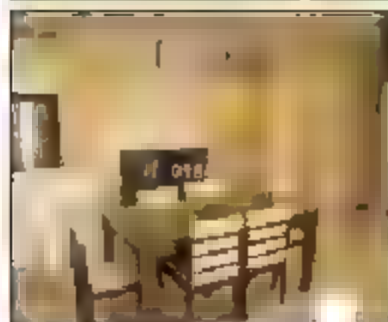
Mont Kiara Karamas Ayuna Condominium RENT RM 6,000 3+1r3b BU2002sqft, Molly Soo, 012-208 2443 JP2249305



Mont Kiara Karamas Damai Condominium RENT RM 6,500 3+1r5b BU2025sqft, Chen, 0193165182 UP2318011



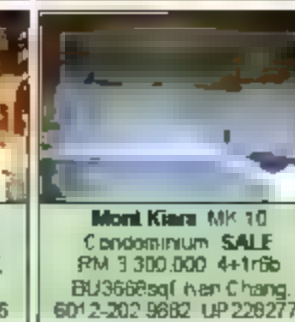
Mont Kiara MK 10 Condominium SALE RM 3,300,000 4+1r6b BU3668sqft, Ivan Chang, 6012-202 9882 UP2282774



Mont Kiara Karamas Ayuna Condominium RENT RM 5,000 3+1r4b BU1605sqft, Joey Tan, 6016-660 3094 UP2292707



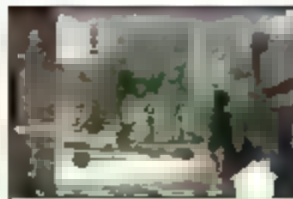
Mont Kiara Kiara Vle Condominium RENT RM 5,500 3+1r4b BU1905sqft, Caronne Ong, 6012-332 3621 UP2263116



Mont Kiara MK 10 Condominium SALE RM 3,435,600 4+1r6b BU4090sqft, Lee Huey, 010-226 9609 JP2268840



Mont Kiara, Mont Kiara Banyan, Condominium SALE
RM1 180,000 3+1r3b BU1838sqft, Ivan Tan 012-363 6823, UP2272609



Mont Kiara, Mont Kiara Palma Condominium SALE RM 860,000 3r2b BU 1400sqft CS 012-778 3121 UP2282084



Mont Kiara, Mont Kiara Palma Condominium RENT RM 3 600 3r3b BU 1380sqft Joanne Chan 016-626 8226 UP2043863



Mont Kiara, Mont Kiara Pelang, Condominium RENT RM 5,200 3r3b BU1390sqft, Alicia Wong 6016-211 2118, JP2190972



Petaling Jaya DATARAN PRIMA THE TUBE Shop SALE RM 1 500,000 1r1b BU7574sqft, Sarah Choong, 6016-666 8683, UP2256549



Mont Kiara, MOUNT KARA 28 Condominium SALE RM 1,900,000 3+1r5b, BU1535sqft, JULIAN WONG 6012-218 7328, JP2258656



Mont Kiara Solatis Dutamas, Office RENT, RM 1 380, Sera 60136873503 UP2319583



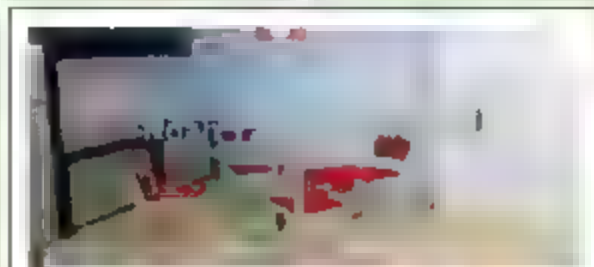
Mont Kiara, Vercas Residensi Condominium RENT RM 11,000 3+1r4b BU7111sqft Shirley Liew 6016-333 8623 JP2280888



Puchong, Puteri B Semi-detached House SALE RM 2 580,000 8r5b BU4500sqft, LA5700sqft, Lee Tang Fong 6012-202 0029 UP2301536



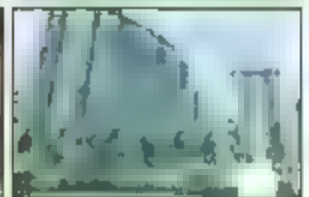
Mont Kiara Sunway Avalon Condominium SALE RM 2 300,000 4+1r6b BU1500sqft, Tan Sr 6019-223 5262 UP2311313



Mont Kiara Verve Suites Condominium RENT RM 2 800 1r1b BU663sqft Noah Lip Lamp Way 012-284 0171 UP2291409



Mont Kiara Verve Suites, Condominium RENT RM 3,000 1r1b BU872sqft Shirley Liew 6012-333 8623 / 6016-333 8623 JP2280860



Mutara Damansara Surian Residences, Condominium SALE RM 1,260,000 4r4b BU1635sqft Bryan Chong, 016-308 8018 JP1129262



Petaling Jaya Lakewood Semi-detached House SALE RM 2,000,000 8r6b BU3856sqft LA40x80sqft Lee Tong Fong 6012-202 0029 JP2301516



Sunway tpe J, harmoni 2.5-sty Terrace SALE RM 1,290,000 BU2316sqft LA28x70sqft Jason Khoo 012-366 5557 UP2069938



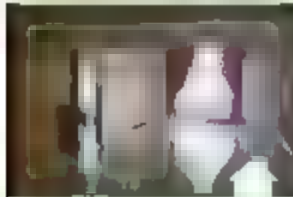
Mont Kiara Verve Suites Condominium RENT RM 2 800 1r1b BU663sqft Noah Lip Lamp Way 012-284 0171 UP2291409



Petaling Jaya Bumi Gading, Semi-detached House SALE RM 1 980,000 3r3b BU2200sqft, LA4100sqft Jeffrey Don 6013-277 6680 JP2084463



Petaling Jaya Challe Damansara Townhouse RENT RM 4,000 3+1r4b BU2131sqft, Nor 0123292959 JP2137714



Petaling Jaya Istana Condominium SALE RM 980,000 3+2r4b BU2500sqft, Dhamani Arman 6013-339 2663 JP2048457



Petaling Jaya, Pj 8 Serviced Suite Condominium SALE RM 1,400,000 3r2b, BU1970sqft Rena Tan 012-307 2 39 UP2287702



Petaling Jaya PJ SS3 BungalowHouse SALE RM 3,450,000 5r4b BU8000sqft, LA7850sqft Kelvin Chee 6012-339 3608 JP1347821



Petaling Jaya Seksyen 19, 2-sty Terrace SALE RM 1 100,000 4+1 3b BU3300sqft, LA2059sqft Cecilia Chew 019-382 0025 JP2298375



Petaling Jaya SS15S2 Semi-detached House SALE RM 2,250,000 4+1r3b BU4500sqft, LA5400sqft Dennis Chin 6012 266 7366 UP2327967



Puchong, Zero-Lot Bungalow SALE RM 2 300,000 5r5b BU3651sqft LA45x85sqft, Asmar bin Zainal Abidin 0193994241 UP2330158



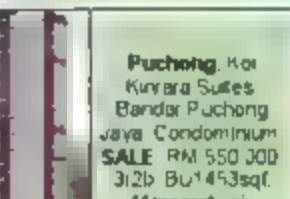
Mont Kiara Mont Kiara Pines, Condominium RENT RM 4 100 3r2b BU1208sqft CS 012-778 3121 UP2115773



Puchong Kinrara Residence 2.5-sty Terrace SALE RM 1,200,000 5r4b BU2038sqft, LA22x75sqft Melinda Tan 6019-668 9913 UP1855355



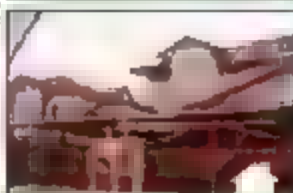
Puchong, Kinrara Suites Bandar Puchong Jaya Condominium SALE RM 550,000 3r2b BU1453sqft, Margaret Lai 6012-263 1103/ 6012-263 1073, UP2297449



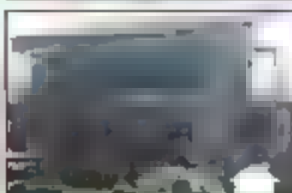
Puchong, Mubara Puchong, 2-sty Terrace SALE RM 880,000 4r3b BU2000sqft, LA22x70sqft, Melinda Tan 6019-668 9913 UP2078637



Puchong, Mubara Puchong, 2-sty Terrace SALE RM 880,000 4r3b BU2000sqft, LA22x70sqft, Melinda Tan 6019-668 9913 UP2078637



Puchong Semi-detached House SALE RM 2 200,000 3+1r5b BU3600sqft, LA3825sqft Dhamani Arman 6013-339 2663, JP2295618



Puchong, Serenity@Puchong Hartamas Semi-detached House SALE RM 2 661,660 5r6b BU4254sqft, BC Chuah 6012-283 0748, UP2309989



Puchong Seba Walk @ Solace Condominium RENT RM 1 800 1+1r1b BU845sqft, Alyn Lai Chee Ann 6012-286 8334 UP2279290



Puchong, Taman Mutiara Indah, Semi-detached House SALE RM 780,000 4r3b BU2158sqft, LA32x60sqft, Sun YF 6010-400 3155 UP2243659



Putra Heights Bungalow House SALE RM 2 590,000 6r7b BU5000sqft, LA50x85sqft Amy Tay Lay Sim 019-389 0068 UP1505570



Putra Heights Putra Avenue, 2-sty Terrace/Link House SALE RM 2,200,000 7r6b BU6000sqft, LA5400sqft, Teh BK 6012-608 5998, UP1977474



Putra Heights, Putraindah Section B 2-sty Terrace, SALE RM 836,000 6+1r3b, BU2068sqft, LA22x75sqft, Belle Lim 016-238 0085, JP2324606



Putrajaya, Keruing Villas, 2-sty Terrace SALE RM 561,000 4+1r4b BU2479sqft, LA22x78sqft, Anne Mokhtar, 6010-630 0580, JP2308590

  <p>Petaling Jaya Zenith Residences, Kelana Jaya. Condominium SALE RM 550,000 3r3b BU990sqft. Marcus Yee 6016-561 9596 JP1949416</p>	 <p>Putrajaya Lake view/ cascada townhouse 1.5-sty Terrace. RENT RM 1,800 3r4b BU2100sqft LA24x85sqft. Incenit. 6012-366 8128 JP1563951</p>	 <p>Putrajaya Pelandok 10 Semi-detached House SALE RM 1,200,000 4r4b BU4000sqft. Law Yoke Kok 6019-213 6663 JP1733242</p>	 <p>Rawang anggun Semi-detached House SALE RM 830,000 4+1r5b BU2500sqft. LA35x70sqft. anggun. 6017-311 1255 JP2237163</p>
  <p>Puchong, Taman Putra Prima Residential Land SALE RM 1,358,000 LA32670sqft Casey cheong 016-321 7177 UP2248501</p>	 <p>Sri Hartamas Windsor Tower Condominium SALE RM 760,000 3r3b BU1770sqft. Incenit Kuar 6016-278 2852 UP1960589</p>	 <p>Sekinjang Country Heights BungalowHouse SALE RM 5,800,000 8r9b BU9300sqft. LA7534sqft. Xian Chub 012-282 8603 JP2306330</p>	 <p>Puchong Bandar Puteh 12 BungalowHouse SALE RM 3,800,000 6r7b BU4784sqft. LA16,260sqft. Sally Chan 012-234 7367 JP2173062</p>
  <p>Petaling Jaya Five Stones Condominium RENT RM 6,000 3r3b BU2240sqft. Elijah Woo. 6012-218 6143 JP2292466</p>	 <p>Shah Alam Industrial Land SALE RM 21,049,473 LA166799sqft. Nicole Chan 0162636565 0162636565 UP1663661</p>	 <p>Shah Alam Warehouse RENT RM 237,576 1r2b BU148485sqft. Carin Fung 0162116218 UP2155014</p>	 <p>Saba Alam Semi-detached House SALE RM 1,400,000 4r3b BU2700sqft. LA34x75sqft. Law Chien Yip 019-319 3111 UP2304676</p>
  <p>Petaling Jaya SS 3 2-sty Terrace/Link House SALE RM 1,300,000 4r4b BU 2500sqft LA3670sqft. Aminul Faisal 6019-393 6968 JP1117609</p>	  <p>Petaling Jaya Sunway Rymba Hills Bungalows Sunway Damansara BungalowHouse SALE RM 3,380,000. 5+1r7b BU 4650sqft LA4659sqft. KayC Teh 6013-770 2818 JP2289752</p>	  <p>Petaling Jaya Sunway Rymba Hills Bungalows Sunway Damansara BungalowHouse SALE RM 3,380,000. 5+1r7b BU 4650sqft LA4659sqft. KayC Teh 6013-770 2818 JP2319260</p>	  <p>Petaling Jaya Park 51 Residency Condominium SALE RM 850,000 4+1r3b BU2800sqft. Elijah Woo 6012-218 6143 JP2336882</p>




Rawang, Kota Emerald West
Semi-detached House **SALE**
RM 800,000, 4r3b, BU2600sqf,
LA40x80sqf, angie ng,
6017-311 1255 UP2263431



Rawang, Taman Rawang Perdana 2
2-sty Terrace **SALE**,
RM 570,000 4r3b, BU2300sqf,
LA30x75sqf, Simon Lee
6019-331 1375 UP2315429




Sapang, Sapang Glenhill
Semi-detached House **SALE**
RM 1,400,000 5r5b, BU3800sqf,
LA3600sqf, Jaycee Lim 016-223
7770 UP2075144



Sepang, North Nara Hills
Condominium **SALE** RM
947,800 3+1r3b, BU1250sqf,
60134438888 UP2303053



Sepang, Semi-detached House **SALE** RM 3,000,000
5+1r5b, BU4401sqf,
LA6000sqf, David Jew,
0123665035 JP1784630



Selayang, One Sierra 2
5-sty Terrace **SALE**
RM 1,120,000 6r4b
BU 2776sqf, LA22x75sqf, Tan,
60126321854 UP2295408



Sepang, Agricultural Land **SALE** RM 980,000
BU130680sqf, LA3 ekarsqf,
Ken Phuah 016954060
JP2293461



Sepuluh,
Taman Sepuluh
Semi-detached
House **SALE**
RM 2,080,000
5+1r4b, BU2484sqf,
LA3917sqf, Lian
Tan 019-782 1176
UP1859615



Seri Kembangan, 3 Bungalow House
Taman Equine **SALE**
RM 1,680,000 5+1r5b
BU8626sqf, LA6803sqf, unga,
0162067206 UP2315707



Seri Kembangan, 3-sty Terrace/Link House **SALE**
RM 1,100,000 4r3b, BU2100sqf, LA 650sqf, C Lee
8019-368 7799, UP2254983



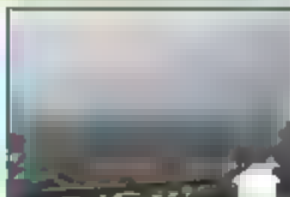
Seri Kembangan, Heritage Residences
Condominium **SALE** RM 528,000 3+1-2b,
BU595sqf, Joseph Teh
6012-212 8148, JP 2284723



Seri Kembangan, The Mines Golf Resort City **SALE** RM
5,800,000 8r5b, BU9300sqf,
LA7534sqf, PETER CHUA,
60123358800 JP 2292572



Seri Kembangan, The Mines Resort City Bungalow House
SALE RM 4,999,999 5+3r5b
BU9354sqf, LA10002sqf, Brian,
0126813616 UP2084597



Setapak, 123 Residency
Condominium **RENT**
RM 1,600 1+1-2b, BU904sqf,
Allad Yap,
8012-383 9550 UP2283253



Sola Eco Park, Cluster Homes **SALE** RM 980,000 3r3b,
BU1800sqf, LA2800sqf, Evelyn Lim 6012-226 0893
JP 2300145



Sola Eco Park, Setia Eco Park P8C Hydri Bungalow House **SALE**
RM 3,300,000
6+1r6b, BU3631sqf,
LA6415sqf, Steve Yap,
012 229 8838
UP2219069



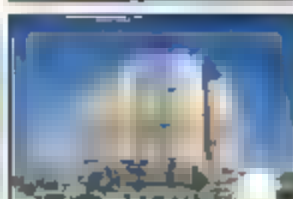
Sola Eco Park, Setia Eco Park Bungalow House **SALE**
RM 3,980,000 5r6b, BU4439sqf, LA6349sqf, Caronhe
Ong, 6012-332 3621, UP2265560



Shah Alam, Ken Rimba, Legian Residence
2-sty Terrace **SALE**
RM 558,000 4r3b, BU1840sqf,
LA20x65sqf, SS Yau,
6012-327 8127 JP 2301670



Shah Alam, Montez Golf Club **SALE** RM 2,500,000,
5+1r7b, BU85000sqf,
LA1,000sqf, Ceola Chew,
019-382 0025 JP1600565



Shah Alam, Mubara Anggerik
Condominium **SALE** RM 550,000
3r2b, BU1500sqf, Kent
0178777643 JP 2279424



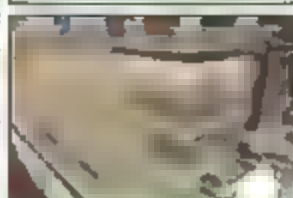
Shah Alam, 2-sty Terrace/Link House **SALE** RM
520,000 4r3b, BU1650sqf,
LA22' x 75 sqf, Siaw
0193845365 JP 2278034



Shah Alam, 2-sty Terrace/Link House **SALE** RM
520,000 4r3b, BU1650sqf,
LA22' x 75 sqf, Siaw
0193845365 JP 2278034



Shah Alam, TIONG NAM INDUSTRIAL PARK 2
SECT ON 15 Semi-D factory **SALE** RM 4,823,920
BU8858sqf, LA13359sqf, Casey Cheong, 016-321 7177
JP2337694



Shah Alam, Tiong Nam Industrial Park 2
Semi-D factory **SALE**
RM 6186,290 BU12430sqf,
LA13312sqf, Casey Cheong,
016-321 7177 JP 2337532



Shah Alam, Section 8 Bungalow House **SALE**
RM 2,500,000 5+1r6b, BU4500sqf, LA10000sqf, Zaku
Mustafa, 0192757117 UP2039556



SierraMia, garden minor
3-sty Terrace **SALE** RM
2,240,000 4+1r5b, BU3458sqf,
LA1700sqf, Daniel Boo
6012-584 1031 UP2259142



Sri Damansara, Office
SALE RM 530,000
BU965sqf, LA965sqf, Pinky
Choong, 010-435 23188,
UP1768491



Sri Damansara, SD12 Office **RENT**
RM 1,500 3r2b, BU1760sqf,
LA22'80sqf, Pinky Choong,
010-435 2318 UP915446



Sri Damansara, Sophia
2-sty Terrace **SALE** RM
1,380,000 4r3b, BU3000sqf,
LA32'75sqf, Pinky Choong,
010-435 2318, UP2149112



Solaris Dutamas, D'Jamas
Condominium **RENT**
RM 4,800 2r2b, BU1236sqf,
YF Chin 6012-205 2112
UP908393



Sri Hartamas Regency 2 Condominium
SALE RM 1 500 000
 5+1+4b BU 7000sqft, Am Guest
 Im 0122281515 UP1324213



SS2 Five Stone Petaling Jaya Condominium
SALE RM 1 500 000 4+1+5b
 BU2254sqft Calvin Law,
 6017-625 5699 UP1535508



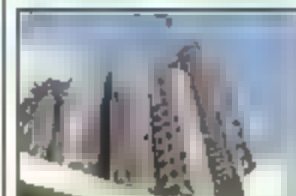
Sri Hartamas Plaza Dames 3 Condominium
SALE RM 650 000 1r1b Mirade Lin 6016-917 9112
 UP2294385



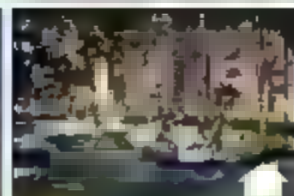
Sri Kenny Condo
SALE RM 1 600 000
 3r3b BU2205sqft Ms Nair
 0123885413 JP2331163



Sri Petaling Endah Promenade
 Sri Petaling, bukit jaya
 Condominium **SALE** RM 539,000.
 3r2b BU980sqft
 Ng Jia Yee David,
 6017-682 6819
 JP2072020



SS2 Five Stones Condominium
SALE RM 1 456 000 4+1+5b
 BU2740sqft Calvin Law,
 6017-625 5699 JP1552615



SS2 Five Stones Petaling Jaya Condominium
SALE RM 1 400 000 4+1+5b
 BU2024sqft Calvin Law,
 6017-625 5699 JP1549021



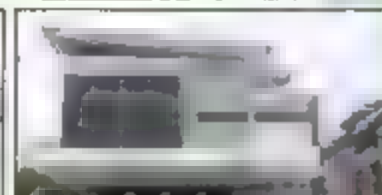
SS2 Five Stones Petaling Jaya Condominium
SALE RM 1 450 000 4+1+5b
 BU2024sqft Calvin Law,
 6017-625 5699 JP1586358



SS2 Five Stones Petaling Jaya Condominium
SALE RM 1 530 000 4+1+5b
 BU2381sqft Calvin Law,
 6017-625 5699 JP1552458



SS2 Five Stones Petaling Jaya Condominium
SALE RM 1 670 000 4+1+5b
 BU2381sqft Calvin Law,
 6017-625 5699 JP1586379



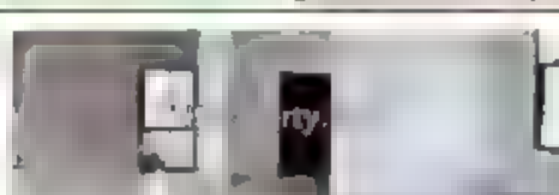
Subang Heights Bandar sunway
 subang jaya
 Bungalow House **SALE** RM 4 780 000
 5r5b BU6700sqft
 LA60 x80 sqft Jeffrey
 Oon 6013-177
 6680 UP2328034



Subang Heights Bandar sunway
 subang jaya
 Bungalow House **SALE** RM 4 780 000
 6r6b BU7100sqft
 LA60x128sqft
 Jeffrey Oon
 6013-277 6680
 UP2328022



Subang Heights Bungalow House
SALE RM 3 080 000
 6+1+7b BU8280sqft
 LA5880sqft Joe Er
 012-383 8123 UP1945035



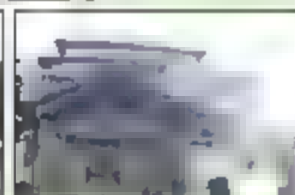
Subang Heights Bungalow House
SALE RM 3 980 000 6+1+6b
 BU6456sqft LA6000sqft C Y Lai 6012-497 7743
 UP2275936



Subang Heights Designer Bungalow House
SALE RM 4 200 000 6+1+6b BU6678sqft
 LA4800sqft Azees Amin,
 0192181414, UP2280885



Subang Heights Designer Bungalow House
SALE RM 4 500 000 6+1+7b BU7106sqft
 LA7680sqft Azees Amin
 0192181414, UP2280301



Subang Heights Designer Bungalow House
SALE RM 3 080 000 7 8b BU6280sqft
 LA5100sqft Jaycee Lim 015-
 223 7770 JP1510420



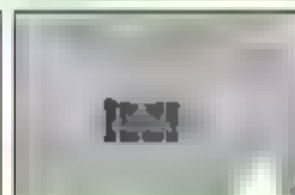
Subang Jaya E-Tier Serviced Apartment
SALE RM 505 000 3r3b
 BU692sqft LA692sqft Adelyn,
 012-683 4816 JP2297390



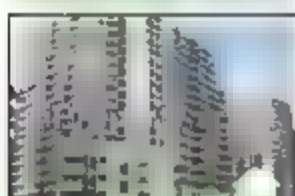
Subang Heights Bungalow House
SALE RM 3 980 000 6+1+6b
 BU6456sqft LA6000sqft C Y Lai 6012-497 7743
 UP2275936



Subang Jaya Land For Sale
 Petaling Jaya, Commercial
 Land **SALE** RM 68 000 000 Sludor7b BU20000sqft
 LA3sqft MARIATAY 012-487 7722 UP2323291



Subang Jaya Rhythm Avenue Condominium
RENT RM 1 500 3r2b BU732sqft
 LA732sqft Pinky Choong
 012-392 8228 JP2312921



Subang Jaya Sausana Residency Condominium
SALE RM 1 050 000 3+1+3b
 BU1746sqft LA1746sqft Adelyn,
 012-683 4816 UP2305583



Subang Jaya Sausana Residency Condominium
SALE RM 1 250 000
 3+1+3b BU1746sqft
 LA1746sqft
 6019-213 6663
 JP1073063



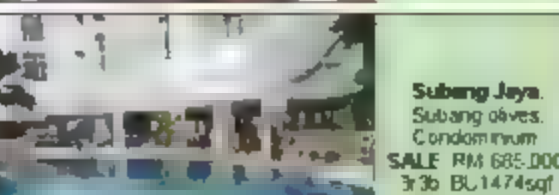
Subang Jaya Land For Sale
 Petaling Jaya, Commercial
 Land **SALE** RM 68 000 000 Sludor7b BU20000sqft
 LA3sqft MARIATAY 012-487 7722 UP2323291



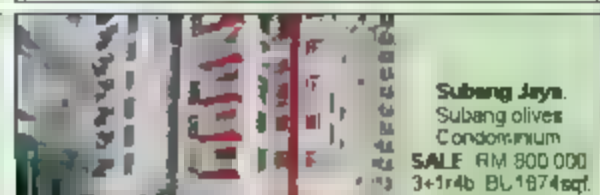
Subang Jaya Subang Avenue Condominium
SALE RM 655 000 3r2b BU1021sqft
 LA1021sqft Adelyn,
 012-683 4816 UP2281342



Subang Jaya Subang Heights Bungalow House
SALE RM 4 880 000 5+1+7b
 BU7353sqft LA6641sqft Joe Er
 012-383 8123 UP1998197



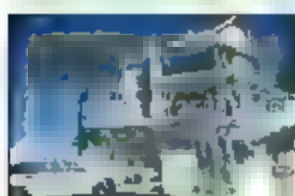
Subang Jaya Subang olives Condominium
SALE RM 685 000
 3r3b BU1474sqft
 LA1474sqft Teh BK
 6012-608 5998
 JP2157514



Subang Jaya Subang olives Condominium
SALE RM 800 000
 3+1+4b BU1874sqft
 Calvin Ling
 6012-354 2802
 LP2225428



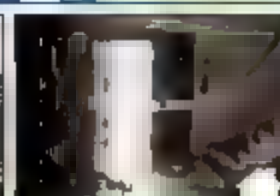
Sungai Buloh Valencia Bungalow House
SALE RM 4 100 000 5+1+6b BU5800sqft
 LA10000sqft Pinky Choong
 010-435 2318 UP2260462



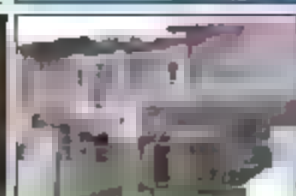
Subang Jaya JSu 3 Bungalow House
SALE RM 3 188 000 6+1+7b BU5700sqft
 LA5600sqft Kelly Chan,
 6012-608 1688 UP2314173



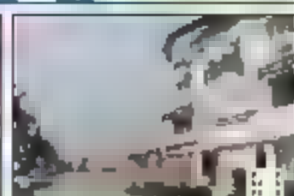
Sungai Besi Fraser Business Park
RENT RM 6 000 1r1b BU1705sqft
 Sarah Choong
 6018-666 6683 UP2282918



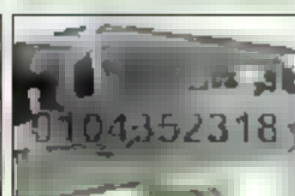
Sungai Buloh Bandar Sausana
 Utama Bungalow House
SALE RM 905 000 4r2b
 BU2800sqft LA5156sqft Choo
 0176739336 JP1729962



Sungai Buloh Bandar Seri Coalfelds
 2-sty Terrace **RENT** RM 1 500 4r4b BU2200sqft
 LA24 x 5sqft Albert Leong,
 0199507210 JP2314877



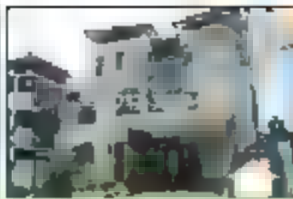
Sungai Buloh Bukit Rahman Putra
 Shop **SALE** RM 1 450 000 LA1760sqft
 Pinky Choong 010-435 2318
 1012-392 8228 JP2266965



Sungai Buloh Elits Danau Bungalow House
SALE RM 3 800 000 6+1+5b BU4900sqft
 LA10280sqft Pinky Choong,
 010-435 2318 UP1448482



SS2 5 stones
Condominium **SALE**
RM 1,550,000 4+1r5b
BL2370sqf Bryan Chong,
016-308 8018 JP1129276



Subang Heights Bungalow House **SALE** 6+1r7b
BL6000sqf LA5100sqf Joe
E 012-783 6123 /
012-213 3198 UP1571989



Subang Jaya Saujana
Residency Condominium
RENT RM 6,300 4r4b
BL 1421sqf Mohammad,
0126922623 UP2269911



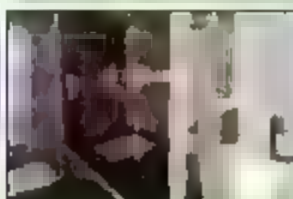
Subang Jaya usj
20 2-sty Terrace/
Link House **SALE**
RM 835,000
4+1r3b BL2200sqf
LA22x75sqf
Lo Chan Hooi
6016-207 2719
JP2254814



Sungai Buloh Semi-
detached House **SALE** RM
2,700,000 5r4b BL3700sqf
LA6780sqf Kochummen
0122789333 JP2122797



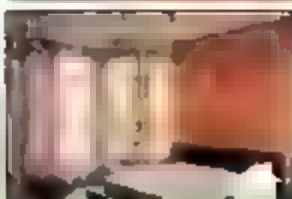
SS2 Five Stones Petaling
Jaya Condominium **SALE**
RM 1,520,000 4+1r5b
BL2240sqf Calvin Law,
6017-625 5699 UP1552450



Subang Jaya Amaya
Saujana Condominium
SALE RM 1,300,000
3r3b BL1808sqf teng
0172646420 UP2314829



Subang Jaya Subang Heights
BungalowHouse **SALE** RM
3,750,000 7+1r6b BL6000sqf
LA5100sqf Jaycee um
016-223 7770 UP2085398



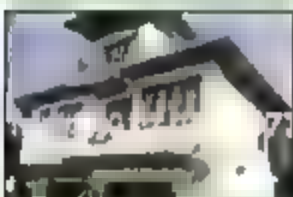
Valencia BungalowHouse
SALE RM 2,900,000,
5+1r6b BL4000sqf
LA4677sqf Pinky Choong
012-392 8228 UP1712260



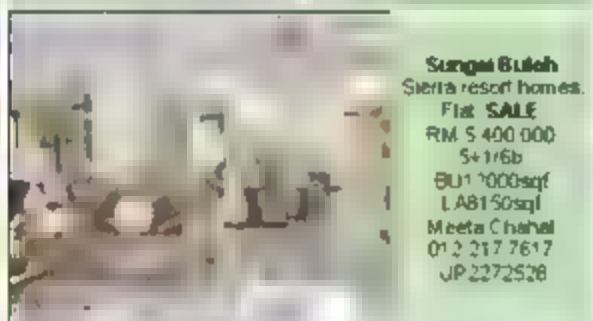
Valencia BungalowHouse
SALE RM 4,100,000
5+1r6b BL4500sqf
LA7500sqf Pinky Choong
012-392 8228 UP1785990



Valencia BungalowHouse
SALE RM 6,500,000
5+1r6b BL5618 LA10700
Pinky Choong, 010-435 2318
/012-392 8228 UP1705894



Sungai Buloh Semi-
detached House **SALE** RM
4,800,000 6r7b BL4000sqf
LA5000sqf Chong,
01116589778 UP2287262



Sungai Buloh
Sierra resort homes.
Flat **SALE**
RM 5,400,000
5+1r6b
BL17000sqf
LA8150sqf
Meeta Chahal
012 217 7617
JP2272528



Sungai Buloh Sierra
Resort Home **SALE** RM
6,200,000 5+1r7b BL12000sqf
LA8100sqf Ulan Tan
019-282 2176 JP2061865



Sungai Buloh sungai buloh
village Factory **SALE** RM
7,700,000 BL25000sqf
LA47915sqf FRANKIE SOH
6016-319 0223 UP2044665



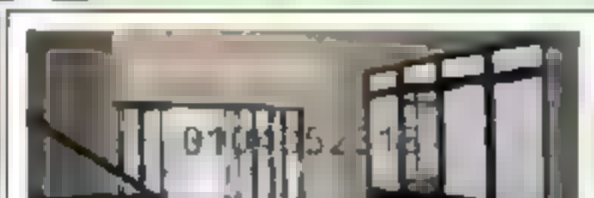
Sungai Buloh Valencia
3-sty Terrace **SALE** RM
1,780,000 3r3b BL3000sqf
LA22x108sqf Pinky Choong
010-435 2318 JP2136509



Sungai Buloh Valencia
Semi-detached House
SALE 4+1r5b BL3800sqf
LA3767 4sqf Pinky Choong
010-435 2318 UP2312452



Sungai Buloh Valencia Semi-
detached House **SALE** RM
2,500,000 4+1r5b BL3500sqf
LA3200sqf Pinky Choong,
010-435 2318 JP1836007



010-435 2318

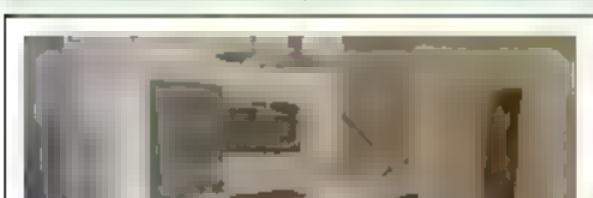
Taman Melawati Casa Rimba 3-sty Terrace/Link House
SALE RM 1,680,000 6+1r7b BL3935sqf LA27x85sqf
Pinky Choong, 010-435 2318 /012 392 8228 JP1355710



Taman Melawati Kemari
Height BungalowHouse
SALE RM 2,740,000 4+1r5b
BL4300sqf LA5300sqf Nelson
Gin, 012-292 6796 JP2301992



Taman Melawati sajanja
melawati Semi-detached
House **SALE** RM 1,650,000
5r BL3400 LA262 03 Penny
60129318198 JP1798150



Taman Melawati Sunway Pydgetway Semi-detached
House **SALE** RM 2,200,000 4+1r5b BL3643sqf
LA4080sqf Aster Ong 6016-238 5273 JP2221695



010-435 2318

Taman Melawati Casa Rimba 3-sty Terrace/Link House
SALE RM 1,680,000 6+1r7b BL3935sqf LA27x85sqf
Pinky Choong, 010-435 2318 /012 392 8228 JP1355710



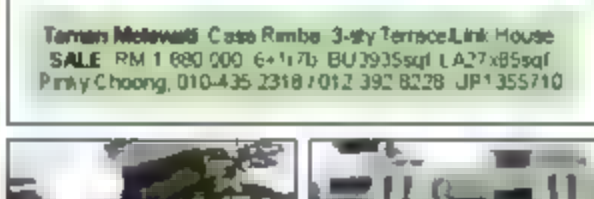
Tiwangsa tiwangsa
senior Shop-Office **SALE**
RM 28,000,000 1r1b
BL48125sqf Sky Chen
013-380 7668 UP1127411



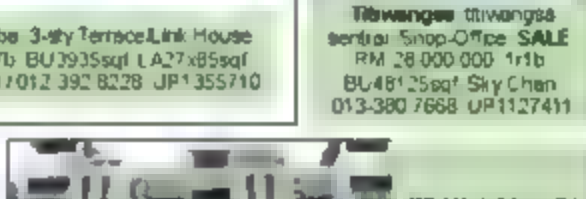
Tropicana Semi-detached
House **RENT** 5r3b
BL3300sqf LA3993sqf,
Shelley Liew 6012-333 8623 /
6016-333 8623 JP1809039



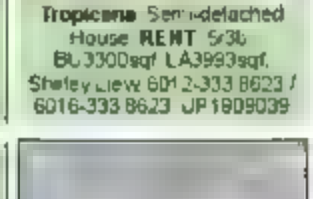
Taman Melawati Sunway Pydgetway Semi-detached
House **SALE** RM 2,200,000 4+1r5b BL3643sqf
LA4080sqf Aster Ong 6016-238 5273 JP2221695



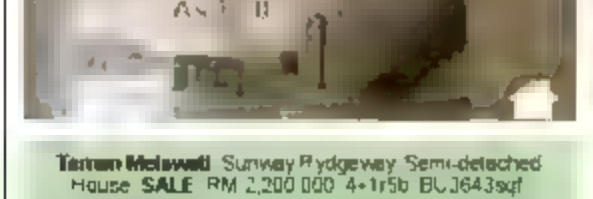
USJ Heights Semi-
detached House **SALE** RM
2,750,000 5r6b BL4044sqf
LA3825sqf Azrudyn Rashid
+60122959721 UP2294167



USJ Heights USJ
Heights Parka
2.5-sty Terrace/
Link House **SALE**
RM 1,380,000,
5+1r6b BL 13350sqf
LA24x80sqf Teh
BK 6012-608 5998
JP1950827



USJ Rhythm Avenue
Condominium **RENT**
RM 1,500 2r2b BL732sqf
LA732sqf Pinky Choong
010-435 2318 JP2209633



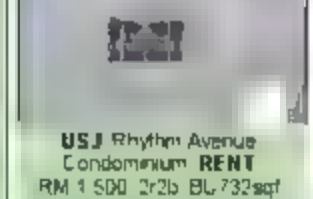
Taman Melawati Sunway Pydgetway Semi-detached
House **SALE** RM 2,200,000 4+1r5b BL3643sqf
LA4080sqf Aster Ong 6016-238 5273 JP2221695



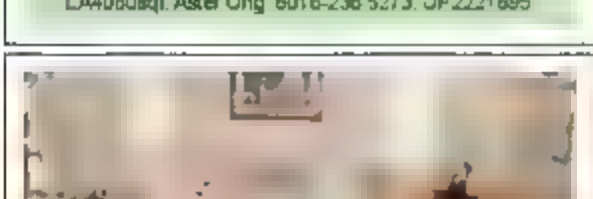
USJ 2-sty Terrace/Link
House **SALE** RM 808,000
3+1r3b BL1800sqf
LA22x75sqf John Oh
016-971 5819 JP2047038



USJ 2-sty Terrace **SALE**
RM 838,000 3+1 3b
BL2200sqf LA24x75sqf
John Oh 016-971 5819
JP1862107



USJ 2-sty Terrace **SALE**
RM 838,000 3+1 3b
BL2200sqf LA24x75sqf
John Oh 016-971 5819
JP1862107



USJ USJ5 Subang Jaya BungalowHouse **SALE**
RM 3,850,000 4+1r4b BL3545sqf LA8000sqf Teh BK
6012-608 5998 UP2274109



Valencia 3-sty Terrace
SALE RM 1,750,000
4+1r5b BL2961sqf
LA22x85sqf Pinky Choong
010-435 2318 UP1712438



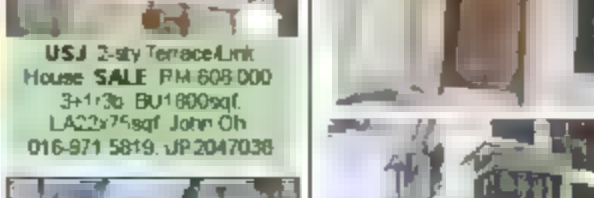
USJ USJ3 30/6 luxury Bungalow BungalowHouse
SALE RM 2,990,000 7r6b BL 5670sqf LA5500sqf WS
Jiew, 6012-491 5158 UP2297555



Valencia 3-sty Terrace
SALE RM 1,760,000
3+1r4b BL2900sqf
LA22x108sqf Pinky Choong
012 392 8228 JP1448523



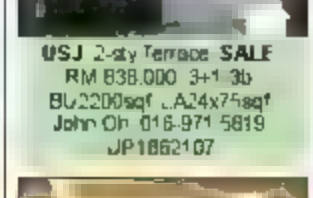
USJ USJ5 Subang Jaya BungalowHouse **SALE**
RM 3,850,000 4+1r4b BL3545sqf LA8000sqf Teh BK
6012-608 5998 UP2274109



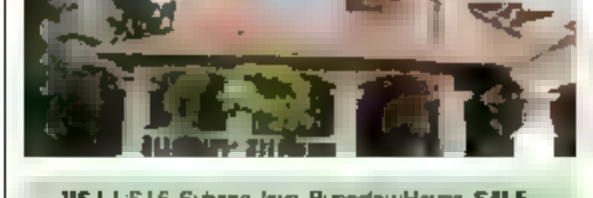
Valencia 3-sty Terrace
SALE RM 1,750,000
4+1r5b BL2961sqf
LA22x85sqf Pinky Choong
010-435 2318 UP1712438



USJ USJ3 30/6 luxury Bungalow BungalowHouse
SALE RM 2,990,000 7r6b BL 5670sqf LA5500sqf WS
Jiew, 6012-491 5158 UP2297555



Valencia 3-sty Terrace
SALE RM 1,760,000
3+1r4b BL2900sqf
LA22x108sqf Pinky Choong
012 392 8228 JP1448523



USJ USJ5 Subang Jaya BungalowHouse **SALE**
RM 3,850,000 4+1r4b BL3545sqf LA8000sqf Teh BK
6012-608 5998 UP2274109














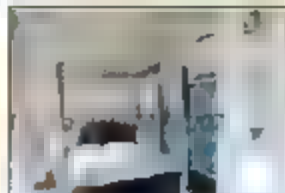
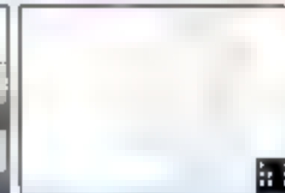
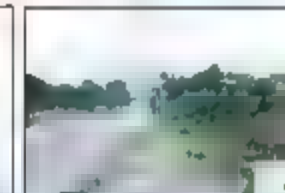
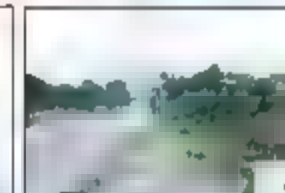


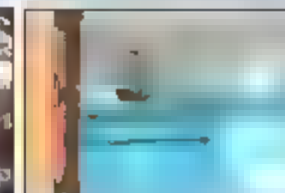


Valencia 3-sty Terrace
SALE RM 1,750,000
4+1r5b BL2961sqf
LA22x85sqf Pinky Choong
010-435 2318 UP1712438



USJ USJ3 30/6 luxury Bungalow BungalowHouse
SALE RM 2,990,000 7r6b BL 5670sqf LA5500sqf WS
Jiew, 6012-491 5158 UP2297555



Valencia 3-sty Terrace
SALE RM 1,760,000
3+1r4b BL2900sqf
LA22x108sqf Pinky Choong
012 392 8228 JP1448523

 <p>Taman Tun Dr Ismail, Bungalow House SALE RM 6 500,000 5+1r4b LA6311sqf Sudesh 0122770510 UP2300409</p>	 <p>Tropicana Petaling Jaya, Semi-detached House RENT 930 BU 3300sqf LA3993sqf Propertylink 6012-333 8623 UP1957845</p>	 <p>USJ SUBANG JAYA, 2-sty Terrace SALE RM 615 000 4r3b BU1600sqf LA20x60sqf Juvenis Ngan 6012-669 8223 JP2292680</p>	 <p>Valencia, 2.5-sty Terrace, SALE RM 1,780,000. 4+1r5b, BU3000sqf. LA26775sqf Pinky Choong 010-435 2318, UP2285101</p>	 <p>Valencia Bungalow House RENT RM 10,000 5+1r4b BU5500sqf, LA10000sqf Pinky Choong. 012-392 8228, UP1448566</p>	 <p>Valencia Sg Buloh, Bungalow House SALE RM 4,000,000. 5+1r6b BU6576sqf LA4202sqf Pinky Choong. 012-392 8228, UP2284982</p>
 <p>Valencia Sungai Buloh Bungalow House SALE RM 4 200,000 5+1r6b BU 5000sqf. LA10000sqf Pinky Choong 010-435 2318, JP2260428</p>	 <p>Valencia Sungai Buloh, Semi-detached House RENT RM 8,800, 4+1r5b, BU3880sqf, LA4278sqf, Pinky Choong, 010-435 2318, JP2314180</p>	 <p>Valencia Sungai Buloh, Semi-detached House SALE RM 3,100,000, 4+1r5b, BU3880sqf, LA4278sqf, Pinky Choong, 012-392 8228, UP2063856</p>	 <p>Valencia Elys Puncak Bungalow House SALE RM 6,500,000 5+1r6b, BU5618 LA10700, Pinky Choong 012-392 8228, UP1768439</p>	 <p>Valencia Semi-detached House SALE RM 1 500,000, 4+1r5b BU3500sqf, LA3200sqf Pinky Choong, 012-392 8228, UP1833430</p>	 <p>Valencia Sg Buloh, Bungalow House RENT RM 8,500 4+1r5b BU4200, LA6200, Pinky Choong, 010-435 2318, JP2284967</p>
 <p>Valencia Sg Buloh, Semi-detached House SALE, 4+1r3b BU3800sqf LA3764 4sqf Pinky Choong, 012-392 8228, JP2277865</p>	 <p>Valencia Sg Buloh, Semi-detached House SALE 4+1r5b BU3800sqf LA3767 4sqf Pinky Choong 012-392 8228, UP2243756</p>	 <p>Valencia Sungai Buloh Bungalow House RENT RM 10 000 5+1r4b BU3300sqf LA9500sqf Pinky Choong 012-392 8228, UP1731833</p>	 <p>Valencia Sungai Buloh Bungalow House RENT, RM 8 000 5+1r6b BU4100sqf LA4500sqf Pinky Choong 010-435 2318, JP2206665</p>	 <p>Valencia Sungai Buloh, Bungalow House RENT RM 9 000 4+1 4b BU4800sqf LA7500sqf Pinky Choong 012-392 8228, UP2129364</p>	 <p>Valencia Sungai Buloh Bungalow House RENT RM 9,000 5+1r6b BU4600sqf LA8600sqf Pinky Choong 012-392 8228, JP2281817</p>
 <p>Valencia Bungalow House, SALE RM 3 500 000 4+1r4b BU4800sqf LA7500sqf Pinky Choong 012-392 8228, JP1811150</p>	 <p>Valencia Valencia Sg Buloh, Bungalow House SALE RM 3,750,000 6+1r4b, Pinky Choong, 010-435 2318 / 012-392 8228, JP1448450</p>	 <p>Wangsa Maju Shop RENT RM 6 000 BU2200sqf Low 0169199579 UP2285160</p>	 <p>PROPERTY OUTSIDE KLANG VALLEY RESIDENTIAL COMMERCIAL</p>	 <p>Alor Gajah AFamora Bungalow House AFamora Residential Land SALE RM 165 000 LA8000sqf M NG 0173003989, JP2329359</p>	 <p>Batu Ferringhi Miami Green Condominium SALE RM 790 000 3r2b BU1600sqf Robert Low, 8012-552 4555, JP2001378</p>
 <p>Alor Setar taman deluman Semi-detached House SALE RM 720 000 5+1r3b LA3000sqf am 0124 23899, UP2131233</p>	 <p>Ayer Keroh Tiaro Melaka Bungalow House SALE RM 3,500,000 6+1r4b BU8000sqf LA13412sqf, Mike Homer 6598313145, JP1733478</p>	 <p>Batu Ferringhi, Bungalow House SALE RM 4 500 000 8r6b BU6000sqf LA11000sqf Daniel Wong 6016-457 5797, JP2317424</p>	 <p>Batu Ferringhi Bungalow House, SALE RM 3 800,000 5+1r6b BU4290sqf LA4200sqf Alice Chuah 8016-411 6349, UP2317412</p>	 <p>Batu Ferringhi Bungalow House, SALE RM 3 800,000 5+1r6b BU4290sqf LA4200sqf Alice Chuah 8016-411 6349, UP2317412</p>	 <p>Batu Ferringhi Bungalow House, SALE RM 3 800,000 5+1r6b BU4290sqf LA4200sqf Alice Chuah 8016-411 6349, UP2317412</p>
 <p>Batu Ferringhi Miami Bay Semi-detached House SALE RM 5,500,000 6+1r7b, BU5000sqf, LA8400sqf, T T Tan 6017 477 4007, UP2283587</p>	 <p>Batu Ferringhi Semi-detached House SALE RM 1 500 000 5r5b BU2780sqf LA2400sqf T T Tan 6017 477 4007, JP1833701</p>	 <p>Batu Maung Prestige 2-sty Terrace SALE RM 928 000 3+1r3b BU2000sqf LA1500sqf Bernard Hoay, 6016-458 0909, UP2297062</p>	 <p>Batu Pahat Commercial Land SALE RM 2 500 000 LA3 313 5 SSAB 0173690760, JP2308224</p>	 <p>Gelang Patah 60 Acres Industry and Commercial Land, Industrial Land SALE RM 91 476 000 LA60 000sqg SAM ONG +60197723261, JP2275759</p>	 <p>Gelang Patah 60 Acres Industry and Commercial Land, Industrial Land SALE RM 91 476 000 LA60 000sqg SAM ONG +60197723261, JP2275759</p>
 <p>Batu Ferringhi Miami Bay Semi-detached House SALE RM 5,500,000 6+1r7b, BU5000sqf, LA8400sqf, T T Tan 6017 477 4007, UP2283587</p>	 <p>Bayan Lepas Reflection Condominium SALE RM 630,000 3r2b BU1260sqf KE + PROPERTIES 6010-572 2286, JP2289675</p>	 <p>Bidor Agricultural Land, SALE RM 2 000 000 LABidorsqg Mr Jim 0168605314, UP2325418</p>	 <p>Bukit Jambul Pineapple Garden 1-sty Terrace SALE RM 675,000 3r2b BU1200sqf LA1500sqf Kay Properties, 6010-572 2288, JP2287457</p>	 <p>Gelang Patah 60 Acres Industry and Commercial Land, Industrial Land SALE RM 91 476 000 LA60 000sqg SAM ONG +60197723261, JP2275759</p>	 <p>Gelang Patah 60 Acres Industry and Commercial Land, Industrial Land SALE RM 91 476 000 LA60 000sqg SAM ONG +60197723261, JP2275759</p>
 <p>Butterworth Bagan Sans Apartment Apartment SALE RM 200 000 3r2b BU822sqf Kuan Wan 0125259908, UP2191027</p>	 <p>Butterworth Choa Leng Park Prai Semi-detached House SALE RM 1 200 000 6r3b BU3300sqf LA4600sqf Serene Ng, 017-403 8933, UP2065921</p>	 <p>Butterworth Lorong Jawa 2-sty Terrace SALE RM 888 000 4+2r5b BU4000sqf LA3800sqf Amanda Lam 6017 421 2781, UP2196062</p>	 <p>Butterworth Ocean View Residences Condominium RENT RM 1 200, 3r2b BU936sqf LA-sqf Norita 60195759527, JP2303385</p>	 <p>Gelang Patah 60 Acres Industry and Commercial Land, Industrial Land SALE RM 91 476 000 LA60 000sqg SAM ONG +60197723261, JP2275759</p>	 <p>Gelang Patah 60 Acres Industry and Commercial Land, Industrial Land SALE RM 91 476 000 LA60 000sqg SAM ONG +60197723261, JP2275759</p>



Batu Uban, The View Condominium Gelugor
Condominium **SALE** RM 900,000. 4r3b BU068sqf
Bernard Koo. 6016-498 0909 JP2098148



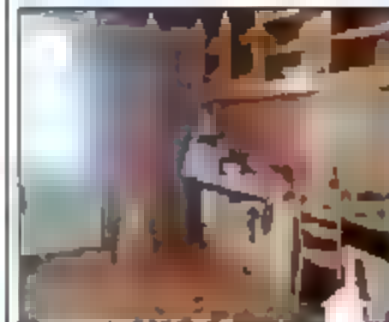
Bullerworth Sea View Tower Duplex **SALE**
RM 450,000. 3r3b BU1785sqf. Adala See Thoe
012-543 3526 UP1903254



Gelugor The Pulse Condominium **SALE**
RM 449,000. 3r7b BU880sqf.
KEY PROPERTIES
6010-572 2288 UP2287475



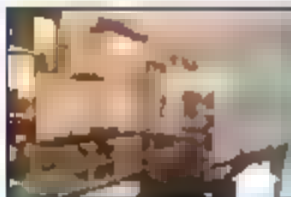
Gelugor The View Condominium **SALE** RM 1,080,000.
3+1r3b BU2068sqf T T Tan.
6017 477 4007 JP2285976



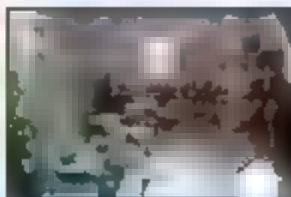
Georgetown Island
Grades, Green Lane 2-sty Terrace Link House **SALE**,
RM 1,350,000
4+1r3b BU2500sqf.
LA1670sqf
Max Chew
6012-444 5793
JP2264018



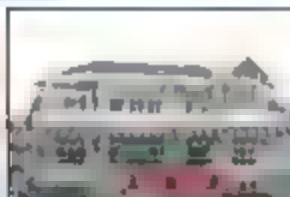
Gelugor The View Condominium **SALE** RM 1,100,000
3+1r5b BU2068sqf, Tim
0124123899 JP2275820



Gelugor Vista Gambier **SALE** RM 810,000. 3r3b
BU 580sqf Daniel Wong
6016-457 5797 JP2039275



Georgetown 2-sty Terrace **SALE** RM 2,100,000
2+1r2b BU3300sqf.
LA1500sqf, Jasmine Koh
6017-473 5128. UP2240512



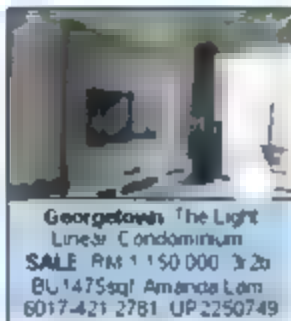
Georgetown, BARRACK ROAD Bungalow House **SALE**
RM 6,000,000
4+2r4b BU5500sqf
LA8500sqf Serene Ng
017-403 8933
UP1772896



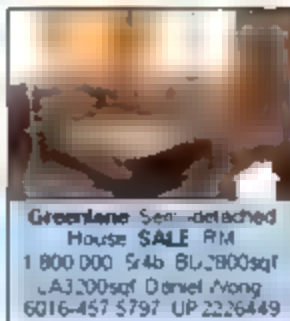
Ipoh Semi-D factory **SALE**
RM 568,800. 3b BU2500sqf,
LA3800sqf Leong
0125239138 UP2074851



Georgetown, Mayfair Condominium **SALE**
RM 2,800,000
5+1r6b BU5000sqf.
Jin2 yeh
6016-408 4506
JP2278967



Georgetown The Light Linear Condominium **SALE** RM 1,150,000. 3r2b
BU1475sqf Amanda Lam
6017-421 2781 UP2250749



Greenlane Semi-detached House **SALE** RM
1,800,000. 5r4b BU2800sqf
LA3200sqf Daniel Wong
6016-457 5797 UP2226449



Ipoh Menzies Valley Golf Country Club Bungalow Bungalow House **SALE**
RM 3,300,000.
4r5b BU5000sqf
LA10000sqf RAHIM
CO-CHARTERED
SURVEYORS
PERAK SDN BHD
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UP2031018



Ipoh The Haven, Tambun, Condominium **SALE**
RM 1,280,000. 3+1r3b
BU1984sqf, Wong,
60125060595 UP2303577



Johor Bahru Adia Heights, Cluster Homes **SALE** RM
1,380,000. 4+1r5b BU2862sqf
LA438sqf Samantha Ho
6019-779 1378 JP1986338

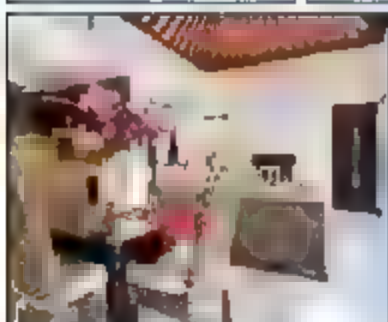


Johor Bahru, Casa Amara Semi-detached House **SALE**
RM 1,300,000
4+1r5b BU3000sqf
LA5200sqf
Ivan Tang
6013-331 0131
UP1492397

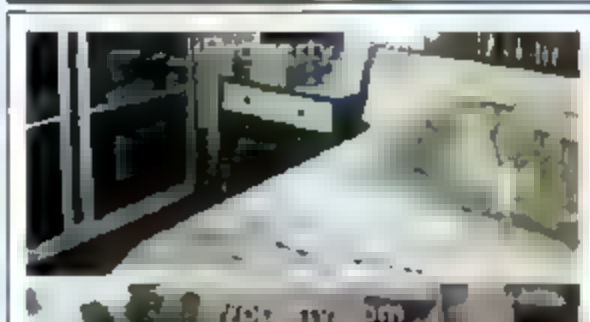
Johor Bahru Semi-detached House **SALE** RM 1,250,000
4+2r4b BU2748sqf
LA2680sqf Chua
60124768238 JP2290728



Johor Bahru Country Garden Danga Bay Condominium **SALE**
RM 100,000 Terry
0123521839 JP2300118



Johor Bahru luxury villas **SALE**
RM 1,200,000
4+1r4b BU2500sqf
LA2652sqf
Jacky Cheung,
+601921 8088
UP2283617



Johor Bahru, Mon Glen, Bandar Baru Permas Jaya Apartment **SALE** RM 240,000. BU4872, Eric Ong.
6016-705 9083 / 6010-766 6543 UP2293948



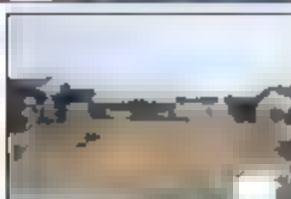
Johor Bahru Raffles Suites Nusajaya Condominium **SALE** RM 380,000. 1r1b.
BU700sqf Nick Ng.
016-791 9888 JP1924838



Johor Bahru, Sanibong Cove, Cluster Homes **RENT**
RM 4,500. 4+1r4b. BU2395sqf,
LA34165sqf, Ivan Tang,
6013-331 0131, JP1961496



Johor Bahru, taman permas Jaya 2-sty Terrace **SALE** RM
400,000. 4r7b BU1542sqf
LA22 x 75sqf, Peter Chin
6016-733 3999 JP2229705



Johor Bahru Tampoi Residential Land **RENT**
RM 6,000. LA7200sqf, Tan
Meng Sing. 60127119218,
JP2284210



Johor Bahru, Mon Glen, Bandar Baru Permas Jaya Apartment **SALE** RM 240,000. BU4872, Eric Ong.
6016-705 9083 / 6010-766 6543 UP2293948



Kota Kinabalu Suna Manam 3 Commercial Shoplot Office **SALE** RM
1,600,000. LA1130sqf Goh
0168339109 UP2311546



Kuching, Borneo Highlands Resort Bungalow House **SALE** RM 2,000,000. 4+1r3b
BU2010sqf LA7331sqf Dennis,
0198886486 UP2276197



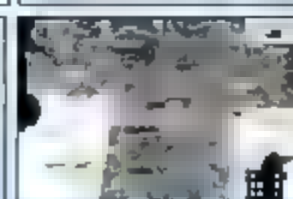
Johor Bahru, Impian Seri Bongs Residences Apartment **SALE**
RM 380,000. 3r2b. BU1122sqf.
Nick Ng, 016-791 9688,
JP2059440



Johor Bahru, TAMAN JP PERDANA, 2-sty Terrace, **SALE** RM 358,000. 4r3b
BU1768sqf Mabel Lee
6016-414 2221 UP1933823



Kulup Residential Land **SALE**
RM 1,200,000
LA10110sqf.
Francis Lee
6012-774 7321
UP2172985



Kulim Residential Land **SALE** RM 7,840,000
LA4729sq. Ah Mai
+60122567656 UP2305406



Langkawi Agricultural Land **SALE** RM 1,500,000
BU100000sqf LA100000sqf,
Nurul Azma. 0194499967
JP2323236

	Seremban Garden Avenue, 2.5-sty Terrace SALE RM 319,000. 4+1r4b BU2000sqft, LA20x80sqft. Nelson Ng. 6016-348 1289 UP2044701		Seremban ACAOB Montja de Semi-detached House SALE RM 930,000 5+1r4b LA5081sqft. Sky Su. 6012-917 1888. UP2025446		Seremban, Agricultural Land SALE RM 7,600,000 LA105sq. Chen. 60126779226. LP2288970
	Seberang Perai Kelisa Heights F at SALE RM 360,000 BU1200sqft. THAM 01111117334 UP1398657		Pernisaran Gurney Paragon Condominium SALE RM 2,900,000 4r3b BU1332sqft Sean Lim 6012-488 7806. UP2233919		Nusajaya Bungalowland Ledang Heights Residential Land SALE RM 3,000,000 LA17577sqft Tan. 0123051061 LP2263218
	Tampoi Dwi Mahkota Condominium SALE RM 365,000 5r5b BU1795sqft, LA2395sqft Pang Chee Hwa. 6012-716 3690 UP2036318		Tamparuli Agricultural Land Potential Housing Area Agricultural Land SALE RM 100,000 LA2415sqft Ang 0178183963 UP2309472		Seremban Seremban 2 Garden City Homes, 1-sty Terrace SALE RM 750,000, 4r3b BU2400sqft, Sky Su. 6012-817 1888, JP2300828
	Nusajaya horizon hills terrace house 1-sty Terrace SALE RM 930,000 4r3b BU1845sqft LA 845sqft daman. 0193575582 UP2314418		Nusajaya Tranquility Park East Ledang Twin Villa SALE RM 2,400,000 4+1r5b BU3868sqft LA45x90sqft KP Loh 6012 361 2728 UP2330570		Port Dickson, vacant See Forage Development Land Residential Land SALE RM 6,500,000 LA87120sqft Mr Low. 0126062792 UP2307054
	Mindon Heights Bungalow House SALE RM 2,400,000 3r2b BU3500sqft LA9800sqft Jenny Yap 6012 426 3381 UP2309418		Lotong Panden 2-sty Terrace/Link House SALE RM 320,000 3r3b LA1100sqft Jeff Chen 6016-903 3962 / 6010-255 0328 JP2053284		Nusajaya Hillside House @ Nussa daman 2-sty Terrace RENT RM 2,600. 4r3b BU2101sqft Mr Teo 0167931727 UP2317754
	Nusajaya EAST LEDANG Twin Villa SALE RM 2,550,000 4+1r5b BU3920sqft LA4050sqft KP Loh 6012 361 2728 UP2330842		Nilai Starz Valley Bandar Baru Nilai into nilai Nila Apartment SALE RM 265,800 2r1b BU761sqft Cheeh Yi-Ming. 6012 228 4466 UP1357899		Kuala Bandar Putera 1-sty Terrace/Link House SALE RM 189,000 3r2b BU1100sqft LA1650sqft Lim 012361 862 LP2305010
	Nusajaya The Raffles Suites, Bandar Uda Utama, Condominium SALE RM 500,100, 2r2b BU867sqft Alan Siow. 6012-317 7248 JP2300754		Nusajaya The Raffles Suites, Bandar Uda Utama, Condominium SALE RM 644,200 3r2b BU1068sqft Alan Siow. 6012-317 7248 UP2301113		Mekka Tengah Office RENT RM 2,600 Sean Ne Teo 6062880220. JP1943885
	Pernisaran Gurney B Gurney The Shore Condominium Georgetown Condominium SALE RM 5,200,000 5+1r6b BU10000sqft, Max Chew. 6012-444 5793. UP1416053		Pernisaran Gurney B Gurney The Shore Condominium Georgetown Condominium SALE RM 5,200,000 5+1r6b BU10000sqft, Max Chew. 6012-444 5793. UP1416053		Pernisaran Gurney B Gurney The Shore Condominium Georgetown Condominium SALE RM 5,200,000 5+1r6b BU10000sqft, Max Chew. 6012-444 5793. UP1416053

	<p>Pontian, Commercial And Industrial Projects, Commercial Land, SALE, RM 22,097,998, LA13.35 Acres, KLEN SEK, 60197723261, UP2336531</p>		<p>Port Dickson, Mukim Jimah, Agricultural Land, SALE, RM 1,350,000, LA7.697sq, Hui Wah, 0176703883, UP2328817</p>		<p>Port Dickson, Splash Park Port Dickson Hotel, Suit, Hotel/Resort, SALE, RM 280,000, 1+1r1b, BU500sq, LA600 acres, JET, 0162903116, UP2304114</p>
	<p>Seremban, Seremban Jaya, Shop-Office, RENT, RM 1,650, BU2232sq, LA22x72.5sq, chang yi, 0172802836, UP2134462</p>		<p>Seremban, SEREMBAN, Bungalow House, SALE, RM 1,200,000, 5+1r6b, BU4100sq, LA6400sq, Sylvia Wong, 6014-630 6666 / 6016-996 6936, UP2299972</p>		<p>Seremban, seremban, Residential Land, SALE, RM 1,800,000, LA2sq, Sylvia Wong, 6014-630 6666 / 6016-996 6936, UP2047926</p>
	<p>Setia Tropika, 2-sty Terrace/Link House, SALE, RM 790,000, 5+1r4b, BU1920sq, LA3963sq, Bee Bee Tan, 6016-717 9178, UP2322463</p>		<p>Skudai, Sri Awana apartment, Taman Selesa Jaya, Apartment, RENT, RM 1,500, 3r2b, BU900sq, Nick Ng, 016-791 9888, UP1494407</p>		<p>Skudai, TMN SUTERAUTAMA, SKUDAI, 2.5-sty Terrace/Link House, SALE, RM 938,000, 4+1r3b, BU3000sq, LA24x90sq, Samantha Koo, 6019-779 1378, UP2312749</p>
	<p>Sungai Ara, Setia Pearl Island - Caribea, Semi-detached House, SALE, RM 1,920,000, 5+1r5b, BU3450sq, LA37x73sq, Kenneth Lee, 6019-213 6268, UP2310623</p>		<p>Sungai Nibong, Semi-detached House, SALE, RM 3,800,000, 5r4b, BU3500sq, LA11400sq, Sunny Tee, 6016-421 6100, UP2288087</p>		<p>Tanjung Tokong, Bungalow House, SALE, RM 5,700,000, 6r6b, BU8000sq, T.T Tan, 6017-477 4007, UP2004225</p>
	<p>Tanjung Tokong, Seri Tanjung Pinang, Semi-detached House, SALE, RM 3,900,000, 6r6b, BU3500sq, LA4200sq, Jenny Yeap, 6012-426 3381, UP2281246</p>		<p>Tanjung Bungah, Surin Condominium, Tanjung Bunga, Condominium, SALE, RM 1,200,000, 3r3b, BU1500sq, Chee Keong, 0194447448, UP2308721</p>		<p>Tanjung Tokong, Sri Tanjung Pinang, Bungalow House, SALE, RM 5,700,000, 6+1r6b, BU8000sq, LA6500sq, Yvonne Lee, 6012-511 5166, UP2030152</p>
	<p>Melaka Tengah, The Shore @ Melacca River, Condominium, SALE, RM 781,000, 3r2b, BU1232sq, Alled Yap, 6012-363 9550, UP2335803</p>		<p>Nusajaya, Nusa Idaman, Semi-detached House, SALE, RM 2,080,000, 5+1r5b, LA5100sq, Jeff Chia, 6019-718 9077, UP2073596</p>		<p>Johor Bahru, Jln Indah 7/xx, 2-sty Terrace, SALE, RM 680,000, 4r3b, BU1728sq, Mabel Lee, 6016-414 2221, UP2310047</p>

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*Valid with each unit purchased while stocks last. T&C apply. **T&C apply.



Approximate travel times: Nusajaya and Second Link (10mins), Johor Bahru (15mins), Senai International Airport (25mins), Changi International Airport (45mins)

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Tropika Istimewa Development Sdn Bhd (984692 W)
(A wholly-owned subsidiary of Mah Sing Group Berhad)
Wisma Mah Sing, Jalan Mutiara Emas Puteh,
Taman Austin Perdana, 81100 Johor Bahru.
Tel: +607-509 9088 Fax: +607-509 0848

Developer's Vision No. 1 (2011-2015-2020) • Validity Period: 15.05.2015 - 15.05.2020 • Advertising & Sales Permit No. 1501-MS-2015-0101 • Validity Period: 15.05.2015 - 15.05.2020 • Approving Authority: MPP (MPP) • Building Plan Approval No. MP/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/122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